

**ADOPTED BY THE TOWN BOARD
JANUARY 11, 2005**

COMPREHENSIVE PLAN TOWN OF PACIFIC



Prepared by:

**Stockham Consulting
Madison, Wisconsin**

ADOPTION ORDINANCE

Adoption of THE Town of Pacific Comprehensive Plan

WHEREAS, the Town Board has appointed the Town Smart Growth Committee to prepared a Comprehensive Plan for the Town of Pacific;

WHEREAS, the Town has engaged the consulting firm of Stockham Consulting to provide professional planning services to the Town Smart Growth Committee related to the development and preparation of a Comprehensive Plan in accordance with Wisconsin State Statutes 66.1001;

WHEREAS, the Town Smart Growth Committee and the consultant have prepared a draft Comprehensive Plan for the Town of Pacific;

WHEREAS, the Town Smart Growth Committee conducted an initial Public Hearing on November 9, 2004 on the draft Comprehensive Plan for the Town of Pacific;

WHEREAS, the Town Smart Growth Committee approved a Resolution on November 9, 2004 recommending adoption of the Comprehensive Plan by the Town Board:

NOW, THEREFORE,

BE IT RESOLVED, that in accordance with Wisconsin Statutes 66.1001 the Town Board of the Town of Pacific adopts the draft Comprehensive Plan for the Town of Pacific dated November 11, 2004.

Adopted at a meeting of the Town Board of the Town of Pacific this 11th day of January, 2005.

Respectfully submitted by:

William Devine, Town Chairman

Date

COMPREHENSIVE PLAN TOWN OF PACIFIC, WISCONSIN

Town Officials

William Devine, Chair
James Rager, Supervisor
Mark Witt, Supervisor

Ethel Smith, Town Clerk
Curtis Humphrey, Town Treasurer
Nancy Lee Schmidt, Town Assessor

Town Smart Growth Committee

Mike Matteson, Chair
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Town Engineer

Rob Roth, General Engineering

COMPREHENSIVE PLAN TOWN OF PACIFIC, WISCONSIN

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INTRODUCTION

A. WISCONSIN “SMART GROWTH” LAW

The preparation of the Town of Pacific Comprehensive Plan is being done in compliance with and under the authority of Wisconsin’s “Smart Growth” Comprehensive Planning Law that was approved as part of the 1999-2001 State Biennial Budget and codified Wisconsin Statutes ss. 66.1001.

Wisconsin’s Comprehensive Planning Law requires that any program or action of a local government that affects land use shall be consistent with that government unit’s comprehensive plan. Government actions covered under this provision include:

- a. Annexations or detachment of territory
- b. Cooperative boundary agreements and other intergovernmental agreements affecting municipal boundaries
- c. Municipal zoning and county zoning
- d. Subdivision plat approvals
- e. Official Mapping
- f. Land acquisition for parks or other public purposes
- g. Transportation facility improvements
- h. Imposition of impact fees

B. ORGANIZATION OF THE PLAN

The structure and organization of the Comprehensive Plan is based on the nine elements required under Wisconsin’s Comprehensive Planning Law. The plan includes the following sections, each of which may be used separately or within the context of the overall plan document:

- | | |
|-----------|--|
| Element 1 | Issues and Opportunities |
| Element 2 | Housing |
| Element 3 | Economic Development |
| Element 4 | Agricultural, Natural and Cultural Resources |
| Element 5 | Utilities and Community Facilities |
| Element 6 | Transportation |
| Element 7 | Intergovernmental Cooperation |
| Element 8 | Land Use |
| Element 9 | Implementation |

C. PACIFIC PLANNING AREA

The Pacific Planning Area includes all of the area within the Town limits.

The plan also takes into consideration growth and development trends in the broader Portage area, which includes the City of Portage and all of the adjoining towns. The plan has also incorporated data and general planning information for Columbia County.

D. TIME FRAME FOR THE PLAN

The Comprehensive Plan is based on a 20-year planning period which extends from 2005 to 2025, although it is expected that the plan will be periodically amended and revised prior to 2025 to provide additional land for future development as the current inventory of developable land is consumed.

E. RELATED PLANS AND PLANNING INITIATIVES

As a follow-up to the adoption of the Town of Pacific Comprehensive Plan, the Town will be cooperating and coordinating with other towns in Columbia County to prepare an overall Columbia County Comprehensive Plan that incorporates the goals, objectives and policies of the Town planning process.

ELEMENT 1

ISSUES AND OPPORTUNITIES

1.1. TOWN DEMOGRAPHIC PROFILE

1.1.1. Population and Housing Trends and Projections

The Town of Pacific area experienced rapid population growth between 1980 and 2003, according to the U.S. Census and the Wisconsin Department of Administration, Demographic Services annual estimates. The Town population grew approximately 116.0 percent during this 23-year period. The average rate of growth has been 61.3 persons per year, which is equivalent to approximately 27 housing units per year.

During this same period the City of Portage grew approximately 25.4 percent or an average of 87 persons per year, which is equivalent to approximately 38 housing units per year. Columbia County grew 24.6 percent or an average of 462 persons per year, which is equivalent to approximately 201 housing units per year.

Table 1.1.1.A,
Population Growth 1980–2003

Sources: U.S. Census and Wisconsin Department of Administration, 2003

	1980 Census	1990 Census	2000 Census	2003 Est.	Percent Change 1980 - 2003
Town of Pacific	1,215	1,944	2,518	2,624	116.0%
City of Portage	7,896	8,640	9,728	9,905	25.4%
Columbia County	43,222	45,088	52,468	53,862	24.6%
Wisconsin	4,705,642	4,891,769	5,363,704	5,490,718	16.9%

Population Projections

The Wisconsin Department of Administration (Wisconsin DOA), which publishes projections of municipal population growth in 5-year increments through the year 2020, projects that if recent trends were to continue the population of the Town of Pacific would increase from 2,624 in 2003 to approximately 3,488 by the year 2025. At this rate of growth the Town population would increase an average of 39 persons per year or 17 housing units per year.

The Town of Pacific has adopted goals, objectives, and policies intended to sharply reduce the future rate of growth. If recent trends were to continue, much of its upland open space and agricultural lands in the Town would be consumed and the Town would lose its rural character.

The targeted rate of growth for the Town of Pacific over the next two decades is to grow at a rate comparable to Columbia County, as a whole, which is under one percent per year. The Town expects to achieve the targeted growth rate through careful growth management and limiting the amount of land rezoned for higher density development.

Table 1.1.B.
Wisconsin DOA Population Projections and Targeted Rate of Growth Base on Town Growth Management Policies
2000 - 2025

Sources: U.S. Census and Wisconsin Department of Administration, 2003

	2000 Census	2005 Proj.	2010 Proj	2015 Proj	2020 Proj.	2025 Proj	% Change 2000 to 2025
Town of Pacific (WDOA)	2,518	2,725	2,926	3,117	3,295	3,488	38.6%
Town of Pacific (Targeted)	2,518	2,612	2,704	2,790	2,865	2,959	17.5%
City of Portage	9,728	10,062	10,390	10,689	10,963	11,291	16.1%
Columbia County	52,468	54,434	56,366	58,135	59,753	61,669	17.5%
Wisconsin	5,363,704	5,563,896	5,751,470	5,931,386	6,110,878	6,323,692	17.90%

If the Town is able to maintain its targeted rate of growth over the next 20 years the average annual rate of population increase will be 17.6 persons per year. In terms of housing units, the targeted rate of new housing development in the Town of Pacific, based on an average household size of 2.50 persons per household, would be between 7 and 8 new dwelling units per year.

1.1.2. Household Characteristics

Tables 2.1 through 2.4 identify some of key household demographic characteristics of the Town of Pacific in comparison to Columbia County and State of Wisconsin characteristics.

Household by Type

There are 1,007 households in the Town. Approximately 29.3 percent of the households in the Town are families with children under 18 years of age. Approximately 28.6 percent of households include one or more individuals 65 years of age or older.

While not atypical of many smaller communities, the aging population of the Town is a significant issue that impacts the type of housing and services needed in the community.

Table 1.1.2.A.
Household Type

Source: U.S. Census, 2000

	Total Households	% Family Households with Children Under 18	% Households 65 Years and Older	% Persons Living in Group Quarters
Town of Pacific	1,007	29.3 %	28.6 %	0.0 %
Columbia County	20,439	32.2 %	25.0 %	3.0 %
State Wisconsin	2,084,544	31.9%	23.0 %	2.9%

Household Size

The average household size in the Town of Pacific is 2.50 persons per household.

**Table 1.1.2.B.
Household Size**

Source: U.S. Census, 2000

	Average Household Size	Average Family Size
Town of Pacific	2.50	2.83
Columbia County	2.49	2.99
State Wisconsin	2.50	3.05

Household Tenure

Approximately 90.0 percent of the housing units in the Town are owner-occupied and 10.0 percent are occupied by renters.

**Table 1.1.2.C.
Housing Tenure**

Source: U.S. Census, 2000

	Occupied Housing Units	% Owner-Occupied Households	% Renter-Occupied Households
Town of Pacific	1,007	90.0 %	10.0 %
Columbia County	20,439	74.8 %	25.2 %
State Wisconsin	2,084,544	68.4%	31.6%

Vacant and Seasonal Housing

The 2000 U.S. Census indicates that there are 49 units of seasonal housing and 101 vacant housing units in the Town. It is likely that a high proportion of the housing units identified as vacant are used seasonally or on weekends.

**Table 1.1.2.D.
Vacant and Seasonal Housing**

Source: U.S. Census, 2000

	Vacant Housing Units	Seasonal Housing Units
Town of Pacific	101	49
Columbia County	2,246	1,253

1.1.3. Age and Gender Distribution

The Town of Pacific has a higher than the median age than Columbia County and the State of Wisconsin as a whole.

Table 1.1.3.A.

Age Distribution 2000

Source: U.S. Census, 2000

	% of Population Under 18	% of Population 18 through 61	% of Population 62 and Over	Median Age
Town of Pacific	22.2 %	56.9 %	20.9 %	42.7
Columbia County	25.2 %	58.0 %	16.8 %	38.0
State Wisconsin	25.5 %	59.2 %	15.3 %	36.0

Table 1.1.3.B.

Gender Distribution 2000

Source: U.S. Census, 2000

	% of Population Male	% of Population Female
Town of Pacific	50.2 %	49.8 %
Columbia County	50.4 %	49.6 %
State Wisconsin	49.4 %	50.6 %

1.1.4. Race and Ethnicity

The Town of Pacific is overwhelmingly White or Caucasian with very few persons of other races. The dominant ancestry in the Town is German with significant numbers of persons with Norwegian, Irish, and English ancestry. The Town has very few native Hispanics or Latinos.

Table 1.1.4.A

Race

Source: U.S. Census, 2000

	% of Population White or Caucasian	% of Population African American	% of Population Native American	% of Population Two Races or Other
Town of Pacific	98.6 %	0.1 %	0.1 %	1.2 %
Columbia County	97.2 %	0.9 %	0.4 %	1.5 %
State Wisconsin	88.9 %	5.7 %	0.9 %	4.5 %

Table 1.1.4.B.

Hispanic or Latino

Source: U.S. Census, 2000

	% of Population Hispanic or Latino	% of Population Non-Hispanic or Latino
Town of Pacific	1.4 %	98.6 %
Columbia County	1.6 %	98.4 %
State Wisconsin	3.6%	96.4%

1.1.5. Educational Attainment

The Town of Pacific area has a slightly higher average level of educational attainment than either Columbia County or Wisconsin as a whole. Approximately 88.4 percent of the Town of Pacific residents are high school graduates or higher.

Table 1.1.5.A.

Highest Level of Educational Attainment

Source: U.S. Census, 2000

	Non-High School Graduate	High School Graduate	Some College or 2-Year Graduate	4-Year College Graduate	Graduate or Prof. Degree
Town of Pacific	11.6%	39.5 %	31.6 %	11.1 %	6.2 %
Columbia County	13.8%	39.7 %	29.7 %	11.5 %	5.3 %
State Wisconsin	15.0%	34.6 %	28.1 %	15.3 %	7.2 %

1.1.6. Income Levels and Poverty Status

Average Per Capita and Median Household Incomes

The median household income reported in the 2000 U.S. Census in the Town was \$49,122, which was significantly higher than the median household income than either Columbia County or the State of Wisconsin as a whole. The median per capita income reported in the 2000 U.S. Census for the Town was \$22,489.

Table 1.1.6.A.

Income Levels

Source: U.S. Census, 2000

	Median Per Capita Income (2000)	Median Household Income (2000)
Town of Pacific	\$22,489	\$49,122
Columbia County	\$21,014	\$45,064
State Wisconsin	\$21,271	\$43,791

Poverty Levels

Poverty levels in the Town of Pacific are relatively low. Approximately 4.9 percent of families with children have incomes at poverty levels and 5.6 of the households with individuals 65 years of age or over have poverty level incomes.

**Table 1.1.7.A.
Poverty Status**

Source: U.S. Census, 2000

	% of Individuals with Poverty Status	% of Families w. Children with Poverty Status	% of Individuals 65 Years and Over with Poverty Status
Town of Pacific	4.9 %	4.9 %	5.6 %
Columbia County	5.2 %	4.6%	7.2 %
State Wisconsin	8.7 %	5.6%	7.4 %

1.2. STRENGTH AND WEAKNESS ANALYSIS

The following Strengths and Weaknesses Analysis is based on the Town Smart Growth Public Workshop held April 20, 2004. the workshop was attended by approximately 50 Town residents and property owners.

Town Strengths

- a. Rural character – but with good access to larger communities (12)
- b. High quality environmental resources and natural areas (12)
- c. Low taxes (11)
- d. Availability of outdoor recreational activities, such as hunting and fishing (2)
- e. Friendly people
- f. Good roads
- g. Beautiful countryside

Town Weaknesses

- a. Uncontrolled growth and development (8)
- b. Poor enforcement of building and nuisance codes (8)
- c. Poor or inadequately maintained public service and infrastructure (5)
- d. Unattractive commercial development along Highway 51 (5)

- e. Threatened groundwater resources (4)
- f. Lack of bicycle facilities (3)
- g. Too much land has been rezoned from open space or agriculture districts to development districts.(2)
- h. Lack of industrial base (1)
- h. Lack of planning and land use controls to protect natural resources (1)
- i. Lack of pedestrian facilities, such as trails or sidewalks (1)
- j. Lack of State and Federal financial assistance (1)
- k. Much of the commercial area along Highway 51 is in the 100-year floodplain (1)
- k. Portions of the Town are located in multiple school districts. It is difficult to maintain sufficient population and tax base to support smaller school districts (1)

Other Issues

- a. The Town should control growth and development so that there will not be a need to provide public water and sanitary services (1)
- b. The Town should Town status versus incorporating as a Village or City(1)
- c. The Town should implements plans (1)
- d. Town planning and zoning needs to provide for home businesses which are an important part of the rural economy in the Town of Pacific
- e. The Town should address air quality

1.3 TOWN OF PACIFIC VISION STATEMENT

The Town of Pacific is committed to planning its future growth to meet the needs of our residents. In an effort to provide a quality place to live for present and future inhabitants, the Town of Pacific will strive to protect its natural resources and to perfect a vision of rural openness to our community.

General Town Goals

1. Preserve and Enhance the Aesthetic Quality of the Town
 - a. Establish standards for quality development.
 - b. Promote small businesses that are compatible with the Town's character.
 - c. Guide development in the community through land use planning.

- d. Regulate type, location and density of developments.
- e. Encourage business owners to keep their buildings in an appealing manner.

2. Encourage Public Participation

- a. Increase public involvement in making decisions that affect the Town.
- b. Promote public awareness of issues that affect the inhabitants.
- c. Create programs that foster good neighbor relations.

3. Enhance and Maintain Community Assets

- a. Protect natural resources and physical features.
- b. Explore and evaluate potential business growth opportunities along Highway 51, Highway 16 and Highway P to meet local needs.
- c. Maintain Town roads.
- d. Achieve a balanced tax base.
- e. Guide development of commercial and industrial sites.

ELEMENT 2

HOUSING

2.1 PROFILE OF EXISTING HOUSING CONDITIONS

2.1.1 Housing Type and Condition

The housing in the Town of Pacific is predominantly single-family detached housing. Approximately 74.0 percent of the housing units in the Town are single-family detached homes and 84.0 percent of the housing units in the Town are single-family detached units. According to the 2000 U.S. Census, there were 46 motor and trailer homes in the Town.

The housing stock in the Town is in generally good condition. The housing stock tends to be newer, reflecting the increase in growth and development over the past three decades. The majority of homes in the Towns have been built since 1970.

Since 1990, an average of approximately 25 to 30 new units per year have been constructed in the Town.

Table 2.1.1.A.
Housing Type and Units in Structure

Source: U.S. Census, 2000

	Town of Pacific - Number	Town of Pacific - Percent
Single Family Detached	813	74.0
Single-Family Attached	142	12.9
2-Unit	43	3.9
3 to 4 Unit	55	5.0
More than 4 Units	0	0.0
Motor Home, RV or Van	46	4.2
Total Housing Units	1,099	100.0

Table 2.1.1.B.
Year of Construction

Source: U.S. Census, 2000

	Town of Pacific - Number	Town of Pacific - Percent
1999 to March 2000	29	2.6
1995 to 2000	152	13.8
1990 to 1994	157	14.3

1980 to 1989	320	29.1
1970 to 1979	254	23.1
1960 to 1969	61	5.6
1940 to 1959	73	6.6
1939 or Earlier	53	4.8

Table 2.1.1.C
Building Permits Issues in 2000 through 2002
Source: Town Clerk

	2000	2001	2002
Detached Single Family	23	23	28
Duplex (units)	4	2	4
Multifamily (units)	0	0	0
Total Units Permitted Per Year	27	25	32

2.1.2 Housing Costs

The price of housing in the Pacific area has increased significantly over the past several years, although the average home price is still significantly lower than housing in Dane County.

At the time of the 2000 U.S. Census, the median value of a single-family home was \$137,100. The Wisconsin Realtors Association reports that the median sales price for housing in the First Quarter 2004 in Columbia County was \$137,800.

At the time of the 2000 U.S. Census, the median monthly rent for rental housing was \$639

Table 2.1.2.D.
Value of Owner-Occupied Housing
Source: U.S. Census, 2000

	Town of Pacific - Number	Town of Pacific - Percent
Less than \$50,000	19	2.7
\$50,000 to \$99,999	143	20.1
\$100,000 to \$149,000	269	37.7
\$149,000 to \$199,999	199	27.9
\$200,000 to \$299,999	61	8.6
Over \$300,000	22	3.1
Median Value	\$137,100	

Table 2.1. .2.B
Median Sales Prices – Columbia County
Source: Wisconsin Realtors Association

	Median Sales Prices
2004 (First Quarter Only)	\$137,800
2003	\$138,600
2002	\$131,100
2001	\$122,900
2000	\$116,300

Table 2.1.2.C
Gross Monthly Rents
Source: U.S. Census, 2000

	Town of Pacific - Number	Town of Pacific - Percent
Less than \$300	3	2.9
\$300 to \$499	7	6.7
\$500 to \$749	58	55.8
\$750 to \$999	30	28.8
Over \$1,000	0	0
No Cash Rent	6	5.8
Median Rent	\$639	100.0

2.1.3. Existing Residential Subdivisions

Over the last several decades the majority of lots created in the Town of Pacific have been through subdivision plats versus lots created by individual Certified Survey maps (CSM's). Generally, creation of lots through subdivision plats is considered a better form of development since it provides for both local and state level reviews of streets and lot layouts.

There are currently approximately 474 subdivision lots in the Town. The Town Plan Commission has conceptually approved Pacific Ridge which will potentially add 60 lots to the inventory of subdivision lots.

**Table 2.1.3.A.
Subdivision Lots**

Source: Town Clerk, 2004

Subdivision	Year Platted	Developer	No. of Lots
Apple Valley	1986	Litchfeld David	18
Apple Valley First Add.	1989	Litchfeld David	10
Crane View Estates	1996	Lalor, C & B, J & D	27
Deer Run	1976	Gifford, Rodney	24
Deer Run Redivision	1980	Gifford, Rodney	
Fox Run Estates	1992	Grothman, Wardel, Custer	18
Geike Estates	1986	Geike, Otto	11
Highland Meadows	1987	Donlin, Ray	25
Highland Meadows First Add.	1989	Donlin, Ray	16
Hillcrest Heights	1973	Packard, Virginia	80
Hillcrest Height First Add.	1974	Ray-Van, inc.	
Jake's Borough	2002	Wolfgram, D. & B.	32
Lake George Estates	1982	Dorn, D.	38
Lakeside Park	1924	Graham, MacCulloch, Cushing, Townl.	
Meadow View	1973	Terlecke, Polly	8
North Star Valley	1994	Litchfeld, David	15
North Star Valley First Addition	1996		41
Pacific Estates	1982	Van Wormer, Gary	6
Pacific Estates First Add.	1982	Van Wormer, Gary	19
Pacific Estate First Add. Replat	1984	Van Wormer, Gary	
Pacific Heights	1975	Brandt, Bruce	42
Stonehaven	1997	Clemons, T & K	24
Twin Ridge	1980	Nagy, Elek	20
TOTALS			474

2.1.4. Assisted Housing

There is no government assisted housing in the Town of Pacific.

EXAMPLES OF TOWN OF PACIFIC HOUSING DEVELOPMENTS



2.2 SUPPLY AND DEMAND FOR NEW HOUSING UNITS

2.2.1 Supply of Housing and Housing Sites

There is a limited supply of available lots or housing units in the Town in some of the more recently platted subdivisions, such as Jake's Borough and Crane View Estates. The supply of available lots in existing subdivisions is estimated to be approximately 20 lots, which represents slightly less than a 3 year inventory of lots, based on targeted growth rates of between 7 and 8 housing units per year.

Pacific Ridge, which has been conceptually approved by the Plan Commission for 60 single family lots, will potentially provide an additional 7 to 8 years supply of platted single family lots beginning in 2005. The O'Leary property and undeveloped land adjacent to Jake's Borough are currently zoned Residential, but development plans have not been approved. These parcels could potentially add 60 additional single-family lots to the supply of housing sites.

Approximately 100 units of new housing are planned in Saddle Ridge. This housing could be either attached or unattached. Construction at Saddle Ridge will be timed to match market demand.

Table 2.21.A identifies residential expansion areas which are expected to accommodate the demand of new housing development over the next 20 years.

Table 2.2.1.A
Residential Expansion Sites

Site	Estimated Developable Acres	Projected Housing Units
<i>Approved Plats</i>		
Existing Subdivision Infill	N.A.	20
Pacific Ridge Subdivision	80	60
Saddle Ridge Expansion	N.A.	100
<i>Additional Zoned Land</i>		
Jake's Borough Addition	40	30
O'Leary Property	40	30
TOTALS		240 Units

2.2.2 Demand for Housing

Based on targeted population growth in the Town of Pacific equivalent to the projected rate of population growth in Columbia County, as a whole, the Town expects a demand for between 7 and 8 new housing units per year. Over the 20-year planning period, this translates to approximately 140 to 160 additional housing units in the Town by the year 2025. Most of the demand for housing will be for detached single family homes on large rural parcels or in rural subdivisions, with the exception of some infill condominium development in Saddle Ridge.

It should be noted that the demand for housing may vary from year-to-year based on market conditions and economic cycles and that the target of 7 to 8 new housing units a year represents an average over a number of years. Conversely, if the market demand for housing is particularly strong for a period of time, the Town does not anticipate adding more lots to the

inventory of supply that would likely result in exceeding the target of 140 to 160 new units by the year 2025.

It should also be noted that the inventory of potential housing sites includes the vacant land adjacent to Jake's Borough and the O'Leary property that are zoned Residential but not currently platted. Although platting these parcels may add to the supply residential lots beyond the targeted goal, the fact that these parcels have Residential District designation in place prior to the adoption of this plan is acknowledged as the basis for including these parcels of inventory of potentially developable sites.

2.3 HOUSING GOALS, OBJECTIVES, POLICIES, AND ACTIONS

2.3.1 Housing Goal

Provide high quality housing in the Town that provides a range of housing opportunities for different income levels and ages, preserves the rural character of the Town, and does not overburden the public infrastructure or require services not currently provided by the Town.

2.3.2. Housing Objectives

- HO-1 Maintain low densities that are compatible with existing development patterns and that will preserve the rural character of the Town.
- HO-2 Maintain a rate of new housing construction at rate equivalent to the rate of housing construction in Columbia County, as a whole. This would be equivalent to between 7 and 8 new housing units per year.
- HO-3 Create well planned rural residential subdivisions that will provide coherent and efficient neighborhoods.
- HO-4 Clean-up blighted, vacant, or underutilized residential properties.
- HO-5 Direct residential development to areas that are not environmentally sensitive and are not prime farmlands.
- HO-6 Encourage housing design that blends with the rural environment and will not adversely affect neighboring properties.
- HO-7 Maintain low residential densities that will not overburden public highways or require the future extension of public water supply and sanitary sewer utilities.

2.3.3. Housing Policies

- HP-1 Require all residential subdividers to provide covenants and deed restrictions that include architectural and site design guidelines for individual homes.
- HP-2 Prohibit further duplex or multifamily housing in unsewered areas of the Town, except on existing parcels zoned Multifamily District or within Planned Unit Developments where attached housing has been approved.

- HP-3 Require residential plat subdividers to provide privately-owned or association-owned park and recreation areas for the use of residents within subdivisions and pedestrian and bicycle access to those parklands.
- HP-4 Require residential plat subdividers to provide a Traffic Impact Analysis for all new subdivisions with over 20 dwelling units.
- HP-5 Request Columbia County Highways to review all proposed residential subdivision plats with respect to capacity of the existing County Trunk Highways to safely and efficiently carry projected traffic.
- HP-6 Require residential plat subdividers to provide letters from the Portage Fire Department and Divine Savior indicating that there is adequate access in the proposed subdivision for public safety vehicles.
- HP-7 Require residential plat subdividers to provide letters from the appropriate public school district that there is adequate existing or planned capacity in the public schools to support students from the proposed development.

2.3.4. Housing Implementation Actions

- HA-1 Revise the Town's Land Division Ordinance to meet the standards and guidelines of the Town's Smart Growth Comprehensive Plan.
- HA-2 Adopt a Town Nuisance Ordinance or Property Maintenance Ordinance to control the maintenance and appearance of vacant, blighted or neglected residential properties.

ELEMENT 3

ECONOMIC DEVELOPMENT

3.1 PROFILE OF EXISTING ECONOMIC CONDITIONS

3.1.1. General Description of the Economy

The Town of Pacific is predominantly a residential community. The majority of residents commute to jobs outside the Town elsewhere in Columbia County or in Dane County. The largest business and employer located in the Town of Pacific is the Alliant Energies Columbia Generating Station (Columbia Energy Center), which is coal-fired power plans jointly-owned by Wisconsin Power and Light, Wisconsin Public Service Corporation and Madison Gas & Electric. The other major employer located in the Town is Unimin Corporation which has a large resource extraction operation and processing facility. The Columbia County Recycling & Waste Processing Facility is located south of Highway 16 in the eastern part of the Town.

There is a significant cluster of construction trades-related businesses located along Highway 51 that serves primarily the Portage area market and rural Columbia County. Businesses along the Highway 51 corridor include Portage Concrete, Golz Heating and Air Conditioning, Preus Implement, Kuhls Flooring and Country Plumber.

The major retail businesses oriented towards the general public the Town are the recently constructed BP service station and convenience store located at the corner of Highway 51 and County Highway P and several restaurants, taverns, and auto-oriented businesses located along Highway 51.

There are approximately 90 persons self-employed, primarily in home-occupations scattered throughout the Town.

3.1.2 Fiscal Impact of Columbia Generating Station (Columbia Energy Center)

The location of the Columbia Generating Station (Columbia Energy Center) in the Town of Pacific creates a unique fiscal condition. While the power facility does not pay property taxes, the Town of Pacific receives significant financial benefits from the plant in the form of Utility Shared Revenue Payments, which provide revenues in-lieu-of property taxes. These payments are distributed to communities that host power facilities based on formulas established by Wisconsin Law.

The Utility Shared Revenue Payments have meant that the Town levies no local property taxes, although property owners in the Town pay the school district, county, and vocational share of the property taxes. This low property tax condition has been a significant draw for new development and has resulted in an exceedingly rapid rate of growth that has out-paced the rate of growth for adjoining units of government. Several of the larger housing developments in the Town feature low property taxes in their advertising as one of the major advantages to their projects.

There are no known plans for major changes of management or operations at the Columbia Generating Station (Columbia Energy Center) that would likely change fiscal impact of the facility on the Town.

EXAMPLES OF TOWN OF PACIFIC BUSINESSES



3.1.3. Labor Force and Employment

There are 1,271 persons living in the Town of Pacific who are in employed in the labor force. The majority of workers are occupied in manufacturing, professional and related occupations, sales and office occupations, or service occupations. The major industries that employ members of Town of Pacific labor force are manufacturing, retail trade, and education, health and social services.

Table 3.1.3.A.

Employment Status

Source: U.S. Census, 2000

	Town of Pacific	Columbia County
Total Labor Force	1,338	28,369
Employed	1,271	27,324
Unemployed	67	989
Percent Unemployment	5.0%	2.4%
Persons Over 16 Not in Labor Force	659	12,479

Table 3.1.3.B

Classification of Worker

Source: U.S. Census, 2000

	Town of Pacific	Columbia County
Total Employed Civilian Population	1,271	27,324
Wage or Salary Workers	1,008	21,111
Government Workers	173	3,917
Self-employed in Unincorporated Businesses	90	2,143
Unpaid Family Workers	-	153

Table 3.1.3.C

Occupation of Workers

Source: U.S. Census, 2000

	Town of Pacific	Columbia County
Management, Professional, and Related Occupations	25.5 %	28.2 %
Service Occupations	13.1 %	13.3 %
Sales and Office Occupations	28.5 %	24.9 %
Construction, Extraction and Maintenance Occupations	10.5 %	11.6 %
Production, Transportation and Material Moving Occupations	22.1 %	20.8 %
Farming, Fishing and Forestry	0.3 %	1.1 %

Table 3.1.3.D

Industry of Workers

Source: U.S. Census, 2000

	Town of Pacific	Columbia County
Agriculture, Forestry, Fishing and Hunting	0.8 %	4.7 %
Construction	9.0 %	8.3 %
Manufacturing	21.4 %	21.4 %
Wholesale Trade	4.2 %	3.6 %
Retail Trade	15.0 %	11.3 %
Transportation and Warehousing	4.2 %	4.9 %
Information	0.8 %	2.0 %
Finance, Insurance, real Estate	7.6 %	5.4 %
Professional, Management, Administrative	4.3 %	5.5 %
Education, Health, and Social Services	14.8 %	17.3 %
Arts, Entertainment, Recreation, Accommodation and Food Services	5.6 %	6.8 %
Other Services	3.7 %	3.3 %
Public Administration	8.5 %	5.4 %

3.1.4 Average Annual Wages

Average annual wages and salaries in Columbia County are substantially below Wisconsin statewide averages, although they are higher than in many more rural parts of the State

Table 3.1.3.A

Average Annual Wage by Industry

Source: Wisconsin Department of Workforce Development, 2002

	Columbia County	State of Wisconsin
All Industries	\$25,846	\$32,422
Natural Resources	\$25,826	\$25,481
Construction	\$32,648	\$39,649
Manufacturing	\$33,674	\$40,584
Trade, Transportation, Utilities	\$23,719	\$28,422
Information	\$38,871	n.a.
Financial Activities	\$23,453	\$40,337
Professional & Business Services	\$25,578	\$36,324
Education, Health, and Social Services	\$25,902	\$33,768
Leisure and Hospitality	\$9,213	\$11,837
Other Services	\$19,313	\$19,500
Public Administration	\$30,009	\$33,769

3.1.5. Commuting Patterns

In April 2003 the Census Bureau released county-to-county worker flow files that are summarized in the Columbia County Workforce Profile published by the Wisconsin DWD, Office of Economic Advisors, in January 2004. Based on this data, approximately 8,929 workers or 32.7 percent of the employed labor force in Columbia County commute to work in Dane County and 3,899 workers or 14.3 percent commute to jobs in other counties.

3.2 ECONOMIC DEVELOPMENT GOALS, OBJECTIVES, POLICIES, AND ACTIONS

3.2.1 Economic Development Goal:

Promote strong businesses in the Town that provide services required by local residents, create jobs, serve tourists, utilize natural resources in an efficient manner that preserves the resources of the Town, and create a strong tax base or provide other revenues to the Town.

3.2.2. Economic Development Objectives:

EDO-1 Improve the Highway 51 corridor in a manner that enhances the tax base and appearance of the Town.

EDO-2 Clean-up blighted, vacant, or underutilized commercial properties.

EDO-3 Create a "town center" business district in the vicinity of the intersection of Highway 51 and CTH "P" that serves the needs of local residents.

EDO-4 Maintain the Columbia Generating Station (Columbia Energy Center) in the Town of Pacific.

3.2.3. Economic Development Policies:

EDP-1 Do not support expanded commercial zoning or conditional use permits for commercial uses unless the applicant has a specific business development plan and site plan that demonstrates that the proposed business will be consistent with the Town's Comprehensive Plan and ordinances

EDP-2 Adopt and enforce nuisance ordinances that require owners of blighted, vacant, or underutilized commercial properties to maintain their properties in a safe and attractive manner.

EDP-3 Support floodplain improvements, both structural and nonstructural, that will help remove existing commercial properties from the 100-year floodplain.

EDP-4 Support the clean-up of contaminated commercial properties through the Wisconsin Brownfield Grant Program and other State and Federal programs that become available to finance site clean-up and remediation.

3.2.4. Economic Development Implementation Actions:

EDA-1 Periodically meet with owners and managers of the power plant and other major businesses in the Town to coordinate business development and maintain and support the existing businesses in the community.

EDA-2 Request Columbia County to forward all commercial and industrial zoning and conditional use permit applications to the Town for review and comment prior to Columbia County action.

EDA-3 Investigate the use of Tax Incremental Financing to clean-up environmentally contaminated commercial sites.

EDA-4 Adopt a Town Nuisance Ordinance or Property Maintenance Ordinance to control the maintenance and appearance of vacant, blighted or neglected commercial properties.

ELEMENT 4

AGRICULTURE, NATURAL AND CULTURAL RESOURCES

4.1 PROFILE OF EXISTING AGRICULTURE, NATURAL AND CULTURAL RESOURCE CONDITIONS

4.1.1 Public Conservancy Land

The primary public conservancy land in the Town of Pacific is the Swan Lake Wildlife Area, which is a major conservancy area owned and managed by the Wisconsin Department of Natural Resources (WDNR). The total acreage in the Swan Lake Wildlife Area is 1,679 acres. Most of the land in the Swan Lake Wildlife Area is low wetland and wetland buffer area along the headwaters of the Fox River. The main portion of the public conservancy is located north of Highway P between the highway and the Fox River. A second smaller unit is located south of Highway G and Lake George in the Duck Creek watershed.

There are several smaller tracts of WDNR land along the Wisconsin River bottom lands.

The consortium of power companies that own and manage the Columbia Generating Station (Columbia Energy Center) also own and manage a large tract of lowland along the Wisconsin River and buffer lands around the power plant and Columbia Lake. There is limited public access to some of this land for recreational purposes.

There are no sites within the Town of Pacific listed in the State Natural Areas Program.

4.1.2. Watersheds

Swan Creek Watershed

The northern tier of sections in the Town of Pacific lies within the Swan Creek Watershed which is part of the Upper Fox River. The Upper Fox River flows northward and eastward to Green Bay. The Swan Lake Watershed is an 81 square mile watershed that includes the headwaters of the Fox River.

Duck Creek and Rocky Run Watersheds

The majority of the Town is in the Duck Creek and Rocky Run watersheds, which flow westward to the Wisconsin River. The Duck Creek and Rocky Run watersheds have been ranked as a medium priority for nonpoint source pollution. Rock Run is classified as a trout stream.

4.1.3 Water Bodies

Lakes

Swan Lake

Swan Lake is a natural, 406 acre lake on the Fox River. It has a maximum depth of 82 feet and an average depth of 32 feet. The lake is developed on its north and south shores with summer cottages, year-round homes, condominiums, and a golf course. Saddle Ridge, which is large planned community, is located along the north shore.

Swan Lake is rated by WDNR as a warm water sport fishery. Water quality is considered to be good. The lake is mesotrophic to borderline mesotrophic-eutrophic.

Columbia Lake

Lake Columbia is the man-made cooling impoundment of the Columbia Generating Station (Columbia Energy Center). The northern half of Columbia Lake is in the Town of Pacific; the southern half is in the Town of Dekorra. The lake was constructed by building a dike around 500 acres of wetlands adjacent to the Wisconsin River. The plant and lake were built constructed in the mid-1970's.

Columbia Lake has a relatively uniform depth of seven feet. A center dike allows water to circulate around the lake from the hot discharge to the cooler intake. Typically there is a 25 F degree difference between the discharge and intake of the lake. Cooling towers operate during summer months and/or when power generation heats the lake intake above a certain temperature. The lake also receives treated discharges of domestic sewerage from the power plant and the acidic runoff from the coal pile.

The hot water in Columbia Lake creates a harsh aquatic environment. Lake temperatures from May – November frequently exceed 90 F degrees. However, since the lake doesn't freeze, it provides anglers with an open water fishing opportunity throughout the winter.

Lake George

Lake George is an approximately 36 acre lake located in the Duck Creek watershed. The lake is land-locked. The lake supports a panfish fishery and contains some largemouth bass and northern pike. WDNR reports that weeds have posed problems on Lake George.

Creeks and Rivers

Swan Creek (Upper Fox River)

Swan Creek, which is also the head of the Upper Fox River, flows through the northern portion of the Town of Pacific from its headwaters above Swan Lake. The creek flows in a generally westerly direction through the Town of Pacific, but north of the Town of Pacific, the Upper Fox River flows in a generally northerly and northeasterly direction to connect with Lake Michigan at Green Bay.

The Portage Canal, which is located north of the Town of Pacific boundary, is a man-made canal that linked the Fox River to the Wisconsin River. During the 19th century the canal was critically important to the early settlement of Wisconsin. The Fox River is a warm water fishery.

Duck Creek

Duck Creek is a tributary of the Wisconsin River that flows in westerly direction through the central part of the Town of Pacific. Upstream from Pacific, Duck Creek runs through Wyocena and has been impounded at the junction of the North and Middle Branches to create Wyona Lake in Wyocena. Duck Creek is a warm water sport fishery.

Rocky Run

A small portion of the southern part of the Pacific drains into Rocky Run which flow in a westerly to the Wisconsin River. The headwaters of Rocky Run are near Mud Lake in the Town of Lowville. From Highway 22 west to Highway 51, Rocky Run is trout water. Six miles of Rocky Run are classified as Class II while another two miles are Class III.

4.1.4 Floodplains and Wetlands

Over 50 percent of the land area in the Town of Pacific is within 100-year floodplains or is a delineated wetland that is unsuitable for development. The largest areas of undevelopable low land are located along the Wisconsin River bottomlands and in the lowlands along the Fox River downstream from Swan Lake and Duck Creek.

The location of the undevelopable floodplain and wetlands severely restricts the amount of buildable land in the Town. The undevelopable lowlands also make it virtually impossible to develop a north-south road system. The only north-south through route in the Town is Highway 51.

The location of the 100-year floodplain along Highway 51, particularly in the area north of the County Highway P intersection, has limited the ability of land owners and business to secure long-term financing to redevelop some of the commercial structures. The levee along the Wisconsin River in this area has provided only partial flooding relief. The floodplain delineations in this area need to be revised to reflect accurate flood conditions. It may be necessary to modify existing floodplain structures in order to protect commercial areas along Highway 51 from future flooding.

4.1.5 Topography

The Town of Pacific is located on the edge of three of the major geophysical regions in Wisconsin. To the west lie the unglaciated Western Uplands, also known as the "driftless" area. To the north the area is part of the Central Plain which is characterized by broad valleys of glaciated outwash materials and alluvial materials. Much of the terrain consists gently rolling uplands interspersed with flat bottomlands and wetlands. To the east the Eastern Ridges and Lowlands has more glacial features, particularly drumlins and moraines, interspersed with lowlands and kettles.

The terrain of the Town Pacific includes both flat lowlands along the major tributaries with sloping upland areas. The greatest areas of relative topographic relief are located in uplands along the northern boundary, the eastern and southern parts of the Town, and the upland between the Swan creek and Duck Creek drainages.

4.1.6. Soil Conditions and Soils Suitability Classifications

Prime Farmland Soils and Agricultural Land Evaluation

The Town of Pacific has relatively little prime farmland compared to some of the other towns in Columbia County, particularly the towns to the south in the Arlington Prairie. Many of the areas that were formerly farmed, particularly in the northern part of the Town have been divided into smaller parcels. There few active farms remaining in the Town.

The areas of prime farmland soils in the Town of Pacific, as mapped by Colombia County Department of Land Information, are located primarily in the southeast corner of the Town and along the Highway 33 corridor on the northern boundary of the Town. In general these lands are not in large contiguous blocks.

The Columbia County Department of Land Information has also evaluated agricultural resources using the Land Evaluation Site Assessment (LESA) system which is an alternative system for rating soils for agricultural use that examines the soil potential for specific crops grown in the region. The LESA-rated soils analysis indicates somewhat more land potentially suitable for agricultural based on soil conditions, particularly in the eastern portion of the Town.

Hydric Soils

Hydric soils are soils that are formed under conditions of saturation, flooding or ponding that can support the growth and regeneration of hydrophytic or wetland vegetation. These sites are generally unsuitable for any type of development without very costly mitigation measures. Many of the areas with hydric soils are also part of the 100-year floodplain or are delineated wetlands.

Highly Erodible Lands

Some of the soils, particularly in the eastern part of the Town, that would potentially be developable, have limitations with respect to soil erodibility. Most of potentially erodible soils occur on slopes over 6 percent. Any development activities on potentially erodible soils may require investment in special slope stabilization practices and greater efforts to prevent soil erosion and maintain a vegetative cover during construction.

Soils With Building Site Potential

The Columbia County Department of Land Information has mapped areas within the Town of Pacific based on the relative suitability for single-family homes with basements. The map entitled Building Site Potential is based on the assumption that building foundations would be spread footings on undistributed soils at approximately 7-foot depth. The map shows that most of the areas with high or very high building potential are located along the eastern boundary of the Town and in the southeast corner. Most of the western part of the Town and the undeveloped areas in the central part of the Town are not considered suitable for residential development, primarily because of the hydric soil conditions.

4.1.7. State Natural Areas and Land on the Natural Heritage Inventory

The Swan Lake, Duck Creek, and Rocky Run watersheds have a variety of good quality habitats and rare plant communities that are listed on the state's Natural Heritage Inventory, (NHI), kept by the Bureau of Endangered Resources. These communities include:

- Dry prairie
- Wet prairie
- Dry-mesic prairie
- Shrub-carr
- Oak barrens
- Southern sedge meadow
- Calcareous fen
- Springs and spring runs, hard
- Emergent aquatic
- Stream, fast, soft and warm
- Floodplain forest

In addition to these special communities, the watersheds are also home for a variety of rare plant and animal species including; 1 species of beetle, 4 species of birds, 2 species of butterflies, 4 species of dragonflies, 9 species of fish, 2 species of mayflies, 4 species of mussels, 13 plant species, 1 species of mammal and 1 species of lizard. These plants and animals are also listed on the state's Natural Heritage Inventory.

There are no sites within the Town of Pacific listed in the State Natural Areas Program.

4.1.8 Historic and Cultural Resources

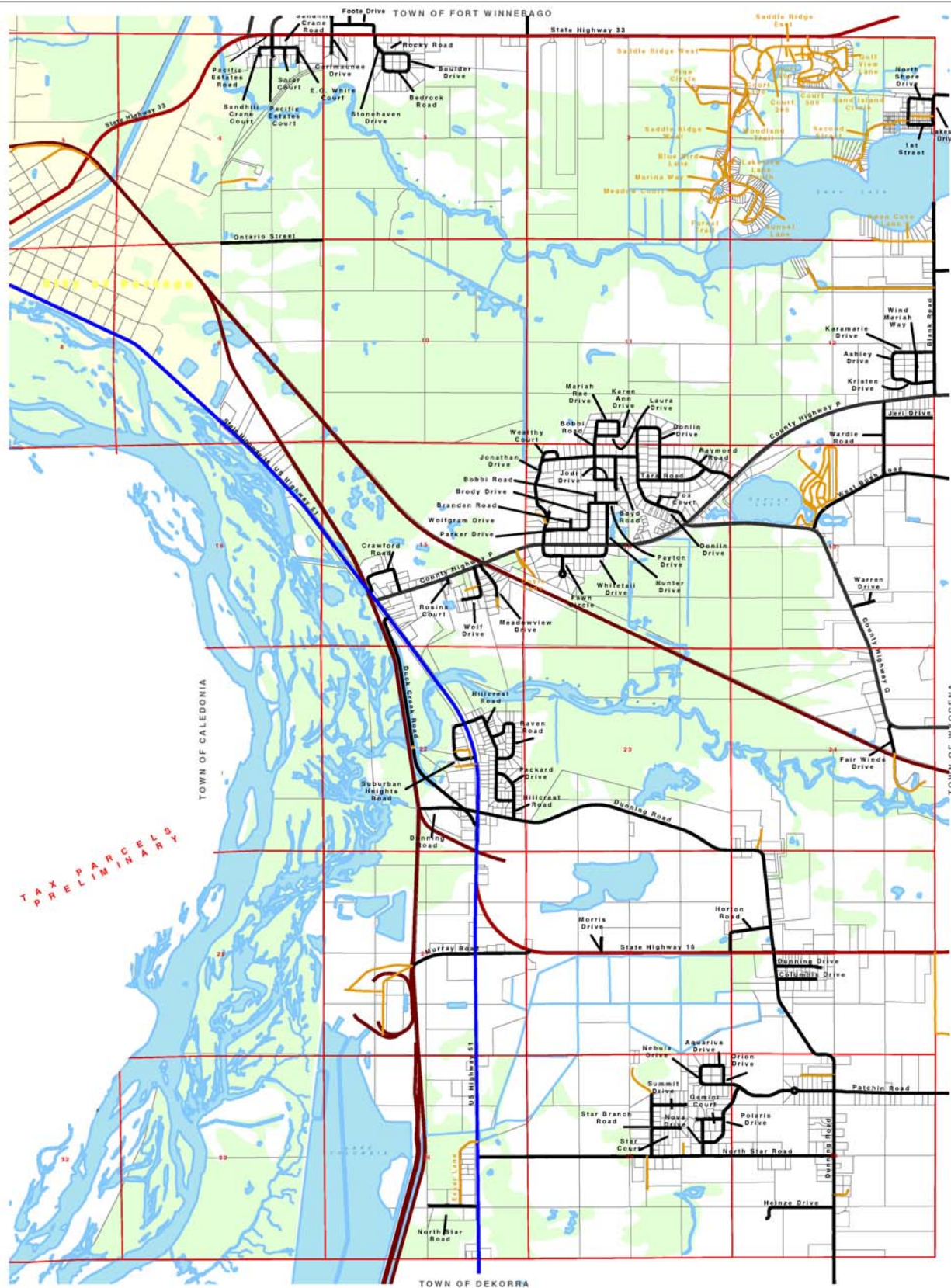
The Portage area is a region with a rich cultural history because it is located on the primary portage between the Fox River system, which flows north and east into Lake Michigan at Green Bay, and the Wisconsin River system, which flows south and west to the Mississippi River. The Portage area was a primary stopping point for early European explorers and settlers. Prior to the arrival of Europeans, the area was prime hunting area for Native Americans. The Portage area will be the subject a new history by William Cronon, a nationally-known historian, which is scheduled for publication in 2005.

The only historic property in the Town of Pacific currently listed in Wisconsin Architecture and History Inventory maintained by the Wisconsin Historic Society is the surgeon's quarters located in the vicinity of the former Fort Winnebago in Section 4 along the canal between the Fox River and the Wisconsin River. The primary period of historic significance for this facility was 1800 to 1849

There are several remaining farmsteads and farm buildings of local historic interest in the Town. The historic Town of Pacific Cemetery is located along Highway 51 in Section 22.

EXAMPLES OF NATURAL AND CULTURAL RESOURCES IN THE TOWN OF PACIFIC





WETLANDS INVENTORY TOWN OF **PACIFIC** COLUMBIA COUNTY, WI

A wetland is defined as "an area where water is at, near or above the land surface long enough to be capable of supporting aquatic or hydrophytic vegetation, and which has soils indicative of wet conditions" (8.23.2(1) Wis. Stats.)

Wetlands on this map are from the Wisconsin Wetlands Inventory as obtained from the Wisconsin Department of Natural Resources. Wetland map unit codes and descriptions are taken from the WRI Classification Guide. Acreage calculated by the Land Information Department and are approximations only.

W.A.P. & S. All data represented are maintained after by the Wisconsin Department of Natural Resources. Road boundaries, contours, and hydrography data were originally obtained from aerial photography products. It is currently maintained using aerial photography from 2001. Other hydrography data from 1985 and 1992. Wetland boundaries data provided by the WRI. The map was created by W.A.P. & S. in 2001. All data is subject to change without notice. This map is not intended to be used for any other purpose. The user is responsible for verification of all data. Columbia County is not responsible for any improper usage. Created by the Land Information Department, Waukesha, Wisconsin, June 2001.

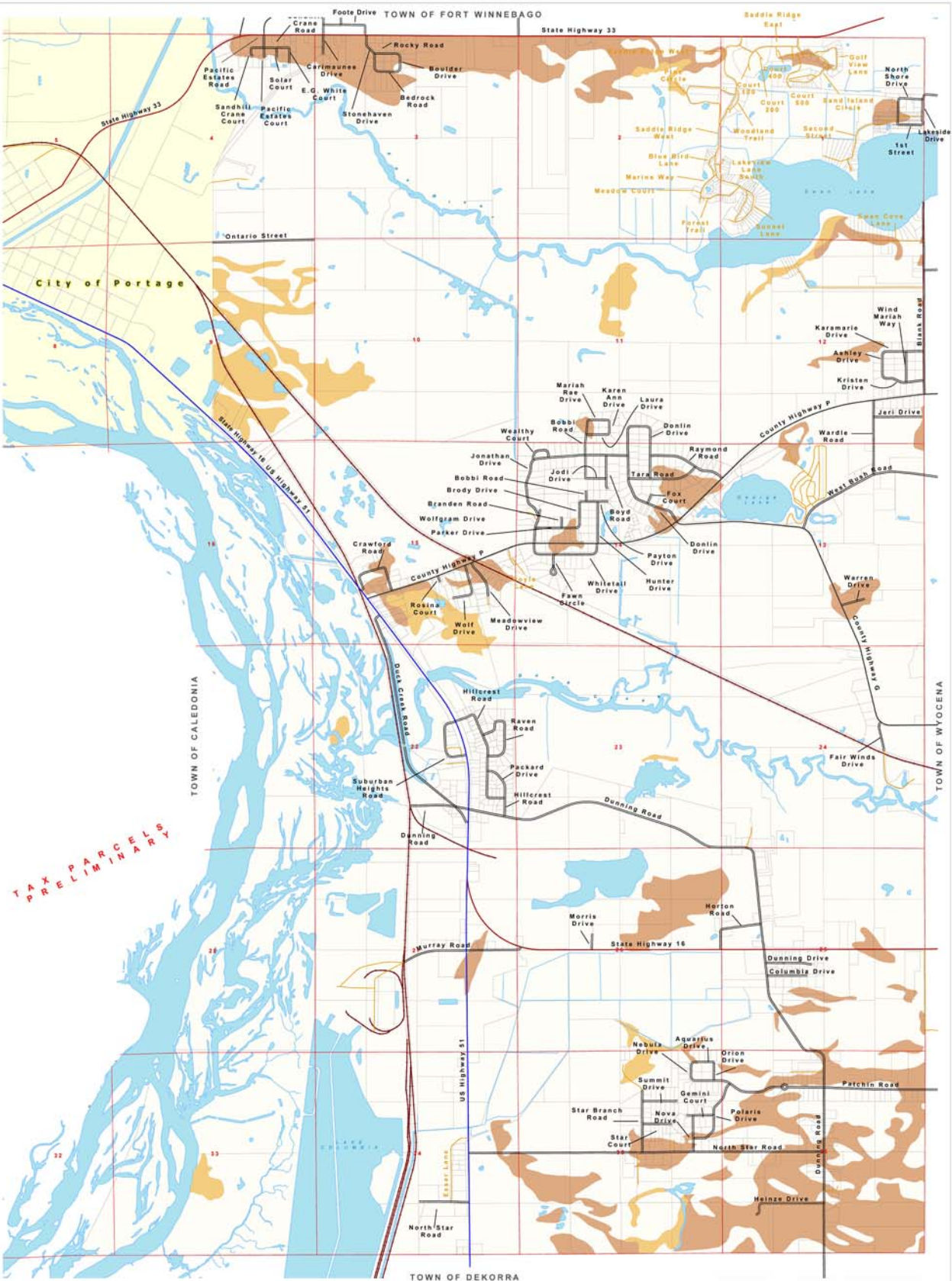
CODE	DESCRIPTION	ACRES	CODE	DESCRIPTION	ACRES
DWL	Open Water, Standing Water (Lake)	31.959	T2S9K	Forested, Needle-leaved Deciduous & Scrub/Shrub, Broad-leaved Deciduous, Wet Soil (Palustrine)	25.099
E1H	Emergent/Wet Meadow, Persistent, Standing Water (Palustrine), Central Sands Complex	14.440	T2K	Forested, Needle-leaved Deciduous, Wet Soil (Palustrine)	41.405
E1H	Emergent/Wet Meadow, Persistent, Standing Water (Palustrine), Central Sands Complex	94.591	T3K	Forested, Broad-leaved Deciduous, Wet Soil (Palustrine)	30.525
E1K	Emergent/Wet Meadow, Persistent, Wet Soil (Palustrine)	100.885	T3E2K	Forested, Broad-leaved Deciduous & Emergent/Wet Meadow, Narrow-leaved Persistent, Wet Soil (Palustrine)	14.195
E1K	Emergent/Wet Meadow, Persistent, Wet Soil (Palustrine), Farmed	9.301	T3S3K	Forested, Broad-leaved Deciduous & Scrub/Shrub, Broad-leaved Deciduous, Wet Soil (Palustrine)	153.195
E1K	Emergent/Wet Meadow, Persistent, Wet Soil (Palustrine), Farmed	6.026	T3K	Forested, Broad-leaved Deciduous, Wet Soil (Palustrine)	194.985
E2A3H	Emergent/Wet Meadow, Narrow-leaved Persistent, Standing Water (Palustrine), Flooded Floating, Standing Water (Palustrine)	8.162	T3K	Forested, Broad-leaved Deciduous & Scrub/Shrub, Broad-leaved Deciduous, Wet Soil (Palustrine), Central Sands Complex	5.241
E2H	Emergent/Wet Meadow, Narrow-leaved Persistent, Standing Water (Palustrine)	182.105	T3K	Forested, Broad-leaved Deciduous, Wet Soil (Palustrine), Central Sands Complex	41.643
E2H	Emergent/Wet Meadow, Narrow-leaved Persistent, Standing Water (Palustrine), Grazed	25.400	T3K	Forested, Broad-leaved Deciduous, Wet Soil (Palustrine), Floodplain Complex	1155.058
E2K	Emergent/Wet Meadow, Narrow-leaved Persistent, Wet Soil (Palustrine)	5.437	T3K	Forested, Vegetated Fluvial, Wet Soil (Palustrine)	22.705
E2K	Emergent/Wet Meadow, Persistent, Wet Soil (Palustrine), Abandoned	43.271			
E2K	Emergent/Wet Meadow, Persistent, Wet Soil (Palustrine), Abandoned	9.017			
F0V	Flat/Unvegetated wet soil, Subclass Unknown, Wet Soil (Palustrine)	13.002			
F0V	Vegetation Recently Removed				
F2R	Flat/Unvegetated wet soil, Sand, Throwing Water (Flow)	18.439			
S3E2H	Scrub/Shrub, Broad-leaved Deciduous & Emergent/Wet Meadow, Narrow-leaved Persistent, Standing Water (Palustrine)	1500.019			
S3F2K	Scrub/Shrub, Broad-leaved Deciduous & Emergent/Wet Meadow, Narrow-leaved Persistent, Wet Soil (Palustrine)	5.879			
S3H	Scrub/Shrub, Broad-leaved Deciduous, Standing Water (Palustrine)	861.291			
S3H	Scrub/Shrub, Broad-leaved Deciduous, Standing Water (Palustrine), Abandoned	83.991			
S3K	Scrub/Shrub, Broad-leaved Deciduous, Wet Soil (Palustrine)	241.820			
S3K	Scrub/Shrub, Broad-leaved Deciduous, Wet Soil (Palustrine), Abandoned	55.592			
T1S9K	Forested, Deciduous & Scrub/Shrub, Broad-leaved Deciduous, Wet Soil (Palustrine)	36.583			
			TOTAL		8233.795

KEY TO FEATURES

- Local Road
- US Highway
- State Highway
- County Highway
- Section Lines
- Tax Parcel Boundary
- Open Water
- Wetland Area

MAP SCALE
1" = 200'

COLUMBIA COUNTY
Land Information



PRIME FARMLAND TOWN OF PACIFIC COLUMBIA COUNTY, WI

DESCRIPTION	ACRES
Prime Farmland	1033.289
Prime Farmland where drained	319.551
Prime Farmland where drained & protected from flooding or not frequently flooded during the growing season	0.000
Not Prime Farmland	12498.380
TOTAL	13851.230

Prime Farmland is defined as land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is also available for these uses. It must also be available for these uses. It has the soil quality, growing season, and moisture supply needed to produce economically sustained high yields of crops when treated and managed according to acceptable farming methods, including water management.

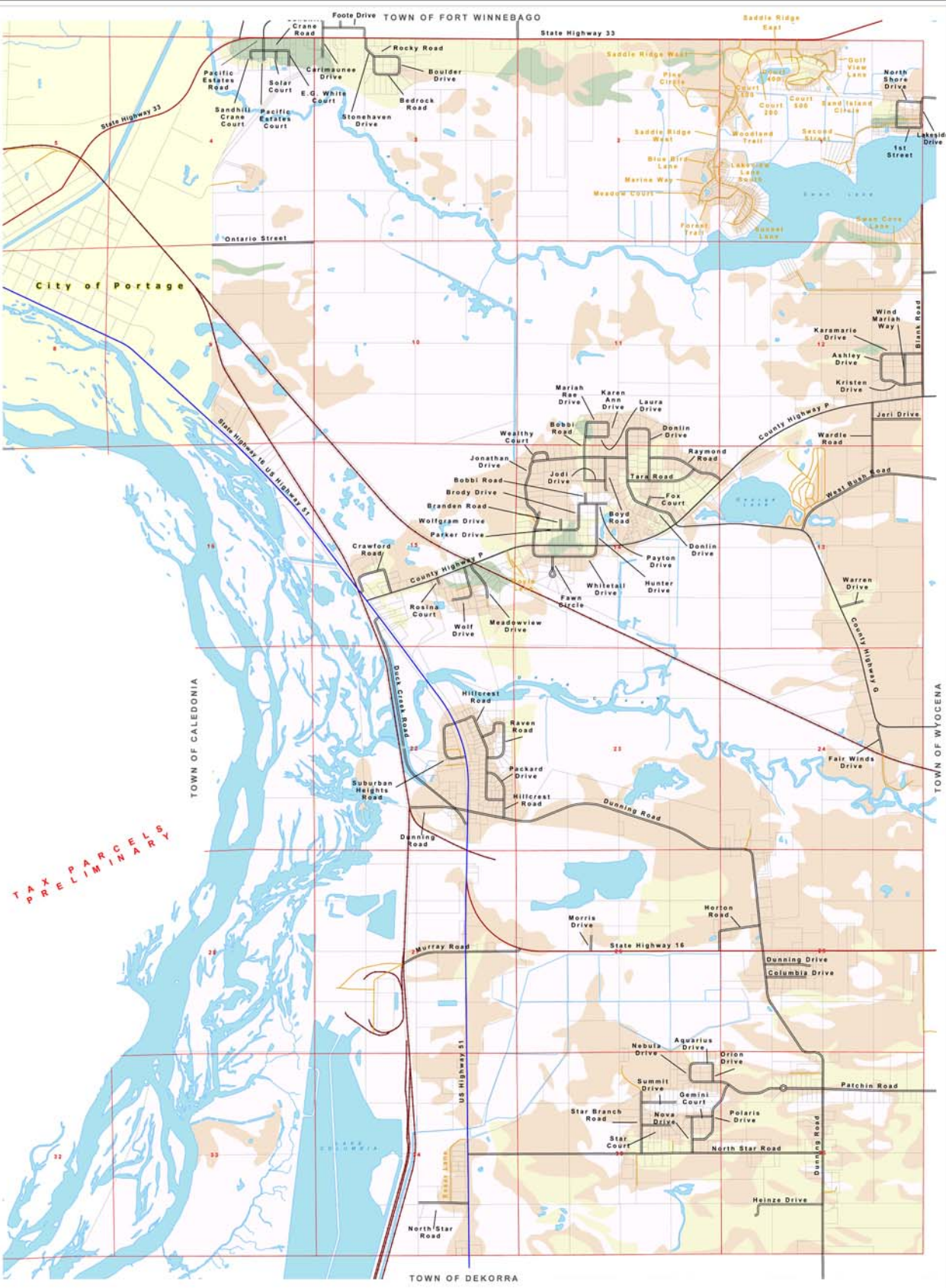
NOTE: Data taken from the Soil Survey Geographic (SSURGO) data base was produced by the U.S. Dept. of Agriculture, Natural Resources Conservation Service and cooperating agencies for the Soil Survey of Columbia County, Wisconsin. Enlargement of these maps to scales greater than that at which they were originally mapped can cause a misunderstanding of the detail of mapping. If enlarged, maps do not show the small areas of contrasting soil that could have been shown at a larger scale. The depicted soil boundaries and interpretations derived from them do not eliminate the need of onsite sampling, testing, and detailed study of specific sites for intensive uses. Thus, this map and its interpretations are intended for planning purposes only. Digital data files are periodically updated. Files are dated, and users are responsible for obtaining the latest version of the data.

KEY TO FEATURES



MAP NOTES: All data represented are maintained either by the US or the US Department of Agriculture, Natural Resources Conservation Service. Road locations, widths, and highway data was originally captured from digital orthorectified products. It is currently maintained using sources of public record in US. Data information received by the NRCS for Columbia County in 2005 using that source as a basis for some work. Interpretations of public documents and legal information are provided by the NRCS regional office in Madison, Wisconsin. Please use great discretion for more information. Tax Parcel data is PRELIMINARY ONLY. It is currently undergoing review by the Land Information staff. The parcels are prepared for assessment use in accordance with the Wisconsin Department of Natural Resources. Map accuracy is limited to the quality of data obtained from other public records. This map is NOT intended to be a substitute for any site visit. The user is responsible for verification of all data. Columbia County is NOT responsible for any improper usage. Created by the Land Information Department. Revised September, March 2008.





AGRICULTURAL LAND EVALUATION TOWN OF **PACIFIC** COLUMBIA COUNTY, WI

The Land Evaluation (LE) component of the Land Evaluation Site Assessment system rates soil based qualities of sites for agricultural use. The factors used to determine the agricultural LE formula and ratings were originally developed by the Natural Resources Conservation Service, with work done by the Land Information Department. Ratings were based on information from Land Evaluation and Site Assessment: A Guidebook for Rating Agricultural Lands, Second Edition, published on line. The factors and ratings used for this map are example only and can be adjusted for a specific area. Note: if you are planning a specific area, it may be more helpful to use the final ratings rather than agricultural groups due to randomness of the agricultural group boundaries. The groupings for this map are based on the following crops: corn, soybeans, alfalfa, winter wheat.

AGRICULTURAL GROUP	ACRES	PERCENT TOTAL
Rating I	0.000	0.000
Rating II	158.187	1.142
Rating III	51.887	0.447
Rating IV	873.145	7.069
Rating V	2699.442	19.489
Rating VI	883.045	6.447
Rating VII	5283.015	45.339
Rating VIII	2779.529	20.067
TOTAL	13851.230	100.00

AGRICULTURAL GROUP	ACRES	PERCENT TOTAL
Rating I, II	158.187	1.142
Rating III, IV	1041.012	7.516
Rating V, VI	3582.487	25.936
Rating VII, VIII	3558.544	25.406
TOTAL	13851.230	100.00

KEY TO FEATURES

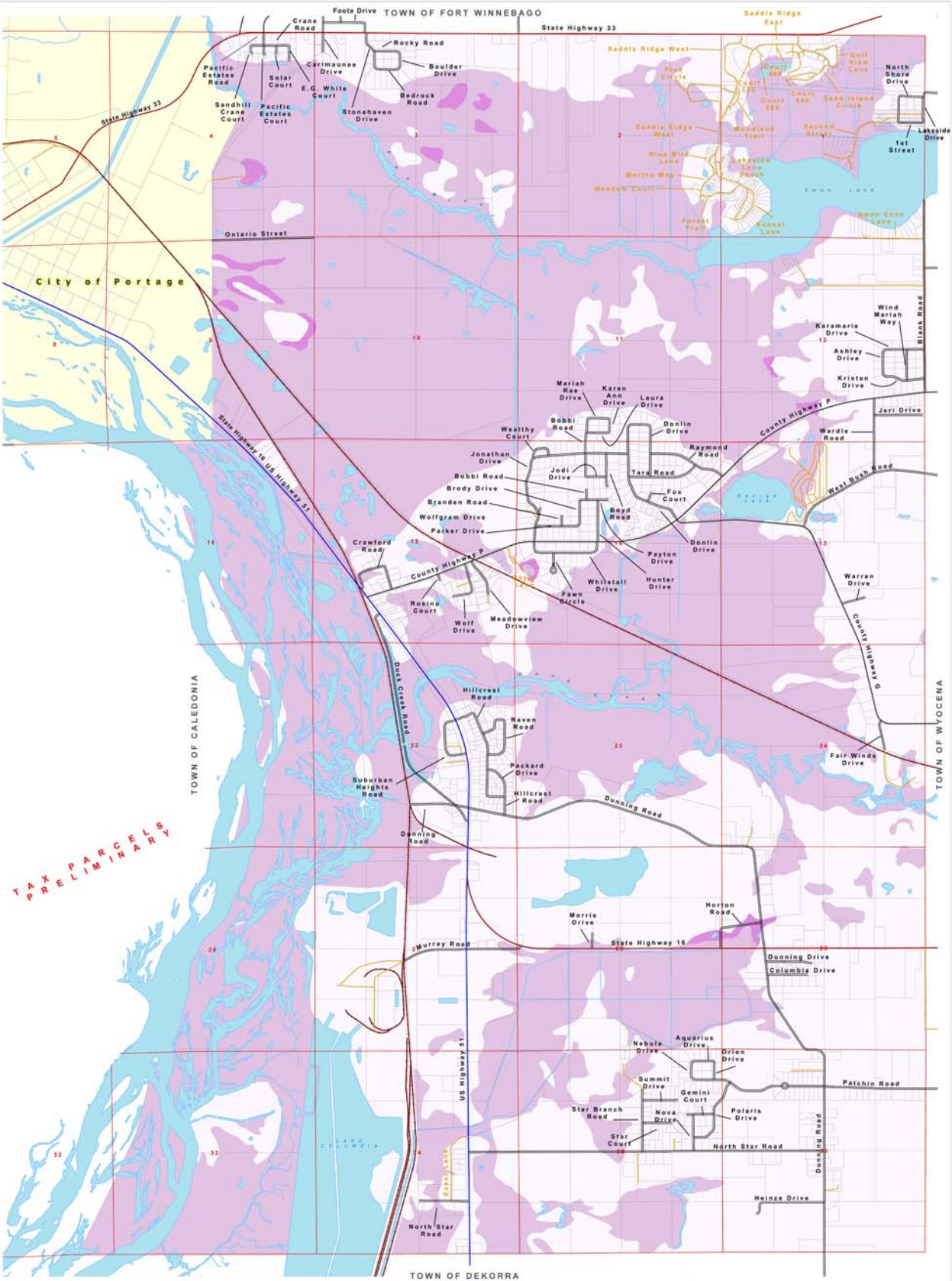
- Open Water
- Rating I, II
- Rating III, IV
- Rating V, VI
- Rating VII, VIII
- Local Road
- Interstate Highway
- US Highway
- State Highway
- County Highway
- Private Road
- Section Lines
- Patented Traps
- Tax Parcel Boundary

MAP SCALE
1" = 1.456' (1:17472)

MAP NOTES: All data represented are maintained either by the US as the US Department of Agriculture, Natural Resources Conservation Service. Road construction, maintenance, and hydrologic data was originally obtained from digital orthorectified products. It is currently maintained using sources of public record by US. Data information provided by the NRCS for Columbia County in 2011 using aerial imagery data is subject to some error. Land Evaluation (LE) Agricultural Group Ratings are based on the LE component of the Land Evaluation Site Assessment system. The NRCS originally developed the factors used to determine the Agricultural Land Evaluation. The ratings are based on information from Land Evaluation and Site Assessment: A Guidebook for Rating Agricultural Lands, Second Edition, published on line. Tax Parcel data is PRELIMINARY ONLY. It is currently undergoing quality control by Land Information staff. Tax parcels are provided for assessment and are approximate with the 1/4 Sec. Grid. (10/18)

All information contained herein is ADVISORY only. Map accuracy is limited to the quality of data obtained from other public records. This map is NOT intended to be a substitute for any other map. This map is intended for verification of all data. Columbia County is NOT responsible for any improper usage. Created by the Land Information Department. Kristin Anderson, September 2013.

COLUMBIA COUNTY
Land Information



HYDRIC SOILS TOWN OF **PACIFIC** COLUMBIA COUNTY, WI

The US Department of Agriculture - Natural Resources Conservation Service definition of a hydric is a soil that formed under conditions of saturation, flooding or ponding long enough during the growing season to develop anaerobic conditions in the upper part. The concept of hydric soils includes soils developed under sufficiently wet conditions to support the growth and regeneration of hydrophytic vegetation. Soils that are sufficiently wet because of artificial measures are included in the concept of hydric soils. Also, soils in which the hydrology has been artificially modified are hydric if the soil, in an unaltered state, was hydric. Some series, designated as hydric, have phases that are not hydric depending on water table, flooding, and ponding characteristics.

DESCRIPTION
(C) Hydric Component Soil Map Unit
(H) Hydric Inclusion Soil Map Unit
(N) Non-Hydric Soil Map Unit

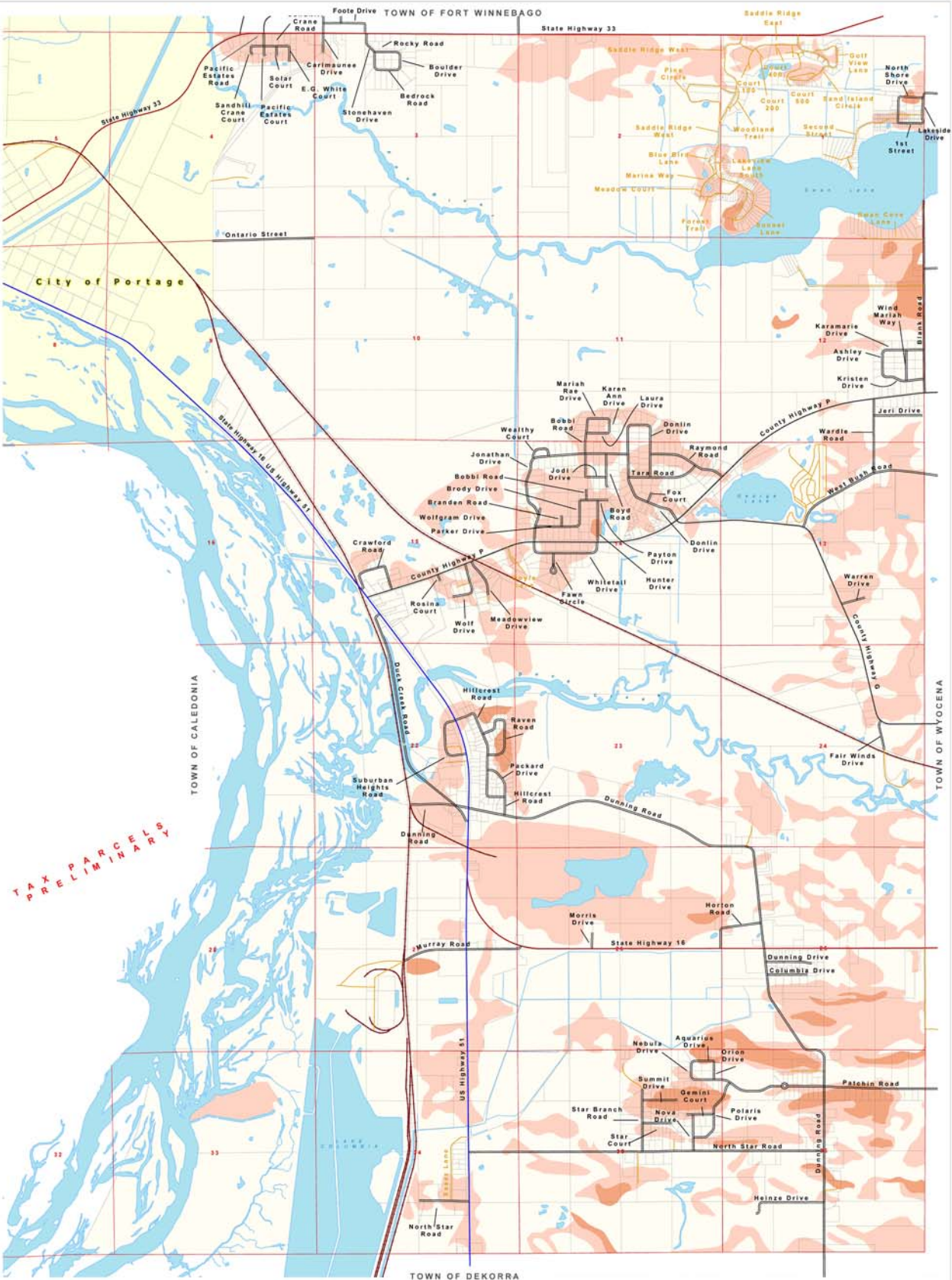
ACRES
7058.411
73.965
6718.654

TOTAL 13851.230

KEY TO FEATURES

Interstate Highway
US Highway
State Highway
County Highway
Local Road
Urban
Rural
Private Road
Railroad
Section Lines
Tax Parcel Boundary
Open Water
Hydric Component Soils
Hydric Inclusion Soils
Non-Hydric Soils

M.A.P. NOTES: All data represented are maintained either by the US or the US Department of Agriculture, Natural Resources Conservation Service. Road names, networks, and hydrology data were derived from digital orthophotography products. It is currently maintained using sources of public record to US. Some information provided by the US or the US Department of Agriculture, Natural Resources Conservation Service is for informational purposes only. The map is not intended to be used for any other purpose. The user is responsible for verification of all data. Columbia County is not responsible for any misinterpretation. Created by the Land Information Department, Revised December, March 2004.



HIGHLY ERODIBLE LANDS	
TOWN OF PACIFIC	
COLUMBIA COUNTY, WI	
DESCRIPTION	ACRES
Highly Erodible Land	212.894
Potentially Highly Erodible Land	2348.450
Not Highly Erodible Land	11391.289
TOTAL	13851.333

Highly Erodible Lands are land areas that have an erodibility index of eight or more. The soil erodibility index (EI) provides a numerical expression of the potential for a soil to erode considering the physical and chemical properties of the soil and the climatic conditions where it is located. The higher the index, the greater the investment needed to maintain the sustainability of the soil resource base if intensively cropped. Erodibility index scores equal to or greater than 8 are considered highly erodible land.

NOTE: Data taken from the Soil Survey Geographic (SSURGO) data base was produced by the U.S. Dept. of Agriculture, Natural Resources Conservation Service and cooperating agencies for the Soil Survey of Columbia County, Wisconsin. Enlargement of these maps to scales greater than that at which they were originally mapped can cause a misunderstanding of the detail of mapping. If enlarged, maps do not show the small areas of contrasting soil that could have been shown at a larger scale. The depicted soil boundaries and interpretations derived from them do not eliminate the need of on-site sampling, testing, and detailed study of specific sites for intensive uses. Thus, this map and its interpretations are intended for planning purposes only. Digital data files are periodically updated. Files are dated, and users are responsible for obtaining the latest version of the data.

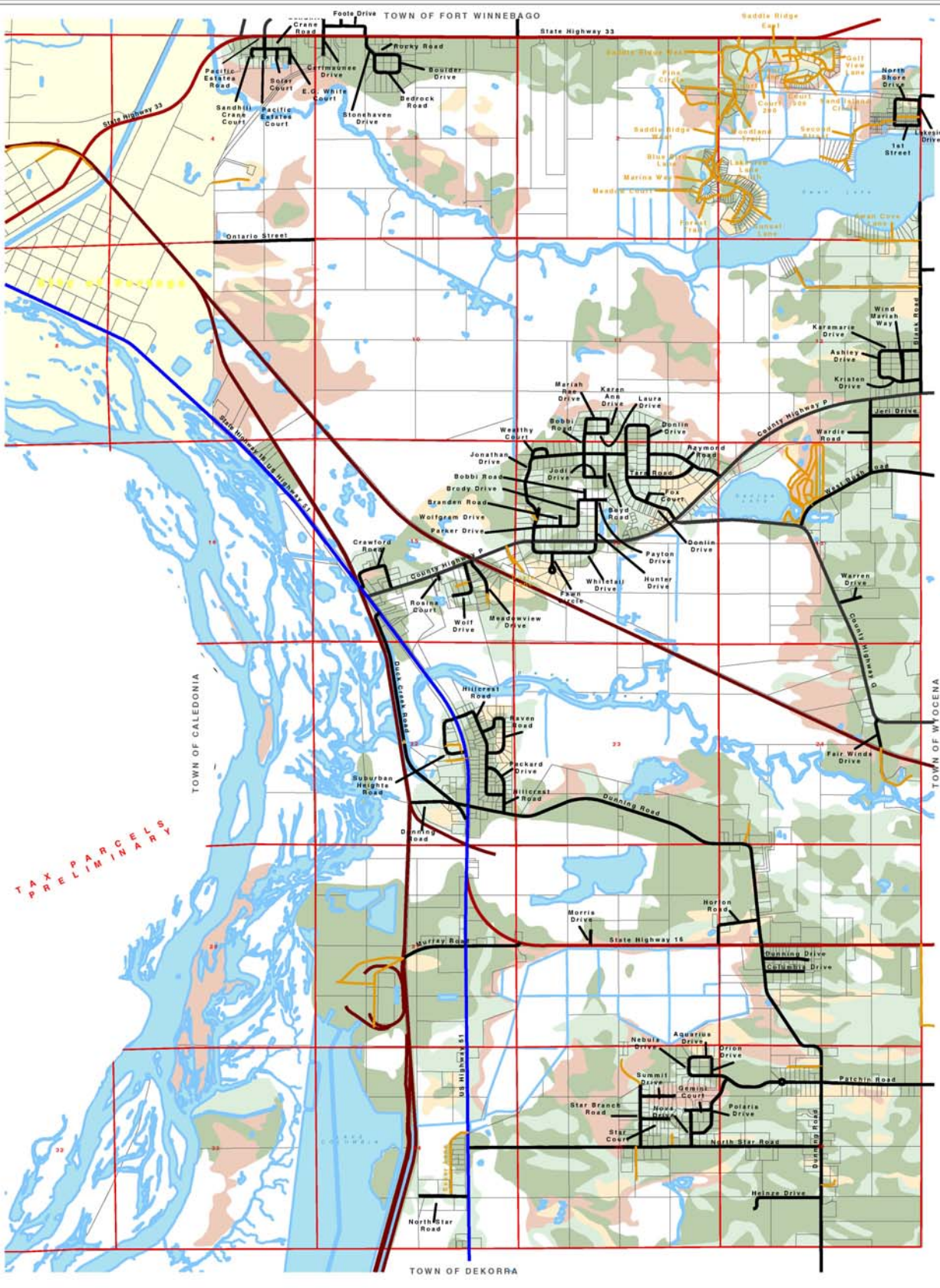
KEY TO FEATURES

- Interstate Highway
- US Highway
- State Highway
- County Highway
- Local Road
- Urban
- Phone Road
- Railroad Track
- Section Lines
- Tax Parcel Boundary
- Open Water
- Highly Erodible
- Potentially Highly Erodible
- Not Highly Erodible

MAP SCALE
1" = 1/4" AS SHOWN

M.A.P. is O.T.S. All data represented are maintained either to the L.D. or the U.S. Department of Agriculture, Natural Resources Conservation Service. Road names, locations, and highway data are primarily obtained from digital cartographic products. It is hereby warranted using source of public record by U.S. Soil information created by the NRCS to Columbia County in 2011 using local sources as a basis for some work. Determination of hydro component and hydro component data were furnished by the NRCS regional office in Madison Wisconsin. Please see project description for more information. The Parcel map is a preliminary map and is currently undergoing quality control by the NRCS regional office in Madison Wisconsin. The parcels are prepared for assessment use in accordance with the NRCS. 5/11/2011

All information contained herein is ADVISORY only. No warranty is made by the quality of data obtained from other public records. This map is NOT intended to be a substitute for any site visit. The user is responsible for verification of all data. Columbia County is NOT responsible for any misinterpretation. Created by the Land Information Department. Arden Anderson. March 2006



BUILDING SITE POTENTIAL TOWN OF **PACIFIC** COLUMBIA COUNTY, WI

Soil unit potential ratings are based on Natural Resources Conservation Service (NRCS) data. The purpose of the ratings is to identify the relative suitability of soils for a particular use considering economic, social, and environmental values. The soils are grouped into five soil potential classes based on the difficulty and costs of overcoming soil limitations, which are difficult and expensive to overcome. "Dwellings with Basements" are single family houses of three stories or less with basements. The foundations are assumed to be spread footings of reinforced concrete built on undisturbed soil at depth of about 7 feet. Ratings are based on soil properties and qualities, wetness, or flooding, construction costs, and the capacity of the soil to bear a load without movement.

Note: These soil potential ratings are developed primarily for planning purposes and do not replace the need for an on-site investigation to determine soil properties and limitations. Developed by the Natural Resources Conservation Service.

BUILDING SITE POTENTIAL	ACRES	PERCENT TOTAL
Very High	2041.861	24.127
High	1647.406	19.894
Medium	415.393	5.005
Low	1135.279	13.696
Very Low	5969.220	71.276
No Data	1341.381	16.004
TOTAL	13651.230	100.000

- KEY TO FEATURES**
- Very High
 - High
 - Medium
 - Low
 - Very Low
 - Water
 - Interstate Highway
 - State Highway
 - County Highway
 - Local Road
 - Private Road
 - Railroad
 - Town Boundary

MAP SCALE
1" = 1/4" AS SHOWN



Map of Pacific, WI, is a representation of the data as provided by the US Department of Agriculture, Natural Resources Conservation Service. The data is for planning purposes only and is not intended to be used for any other purpose. The data is not intended to be used for any other purpose. The data is not intended to be used for any other purpose.

4.2 AGRICULTURE, NATURAL AND CULTURAL RESOURCE GOALS, OBJECTIVES, POLICIES, AND ACTIONS

4.2.1 Agriculture, Natural and Cultural Resource Protection Goal:

Preserve the natural and cultural resources of the Town of Pacific so that they can be enjoyed without diminishment for future generations.

4.2.2. Agriculture, Natural and Cultural Resource Protection Objectives

- NRCO-1 Preserve undeveloped land delineated as wetlands and 100-year floodplain as conservancy land.
- NRCO-2 Discourage development on prime agricultural soils in the southeastern corner of the Town
- NRCO-3 Where feasible, maintain vegetated buffer areas around development areas to preserve the rural character and views of natural landscape from the public roads.
- NRCO-4 Protect and preserve known archeological and historic sites.
- NRCO-5 Preserve the quality and quantity of groundwater and surface waters in the Town.
- NRCO-6 Protect existing woodlands and mature trees to the maximum extent feasible.
- NRCO-7 Require all development to provide on-site stormwater management and erosion controls that will maintain drainage coming off the site at pre-development levels.
- NRCO-8 Restore lands disturbed by resource extraction operations.

4.2.3. Agriculture, Natural and Cultural Resource Protection Policies:

- NRCP-1 Require all residential subdividers to prepare stormwater management plans and erosion control plans prior to approval of Final Plats.
- NRCP-2 Prohibit structures or major land disturbances within 75' of delineated wetlands or navigable bodies of water.
- NRCP-3 Require all owners and operators of mineral extraction sites to file restoration and reclamation plans with the Town prior to approval of any new extraction sites or expansions of existing sites.
- NRCP-4 Require all residential subdividers and commercial developers to provide letters from the State Historical Society indicating that there are no known historical or archaeological sites on property proposed for development.

4.2.4. Agriculture, Natural and Cultural Resource Protection

Implementation Actions:

- NRCA-1 Investigate adopting Town Stormwater Management and Erosion Control Ordinances based on the Model Ordinances published by WDNR pursuant to Chapter NR 152 of the Wisconsin Administrative Codes.
- NRCA-2 Amend the Town Land Division Ordinance to prohibit structures or major land disturbances within 75' of delineated wetlands or navigable water bodies.
- NRCA-3 Investigate the creation of a Town Nonmetallic Mining Reclamation Ordinances based on the Model Ordinances published by WDNR pursuant to NR 135.35 of the Wisconsin Administrative Codes.
- NRCA-4 Investigate the use of Tax Incremental Financing to clean-up environmentally contaminated commercial sites.
- NRCA-5 Request the U.S. Corps of Engineers and Wisconsin Department of Natural Resources to update 100-year floodplain maps to accurately show the floodplain delineations in the Town of Pacific after the construction of Wisconsin River levees.

ELEMENT 5

UTILITIES AND COMMUNITY FACILITIES

5.1 PROFILE OF EXISTING UTILITIES AND COMMUNITY FACILITIES

5.1.1. Town Government Facilities

The Pacific Town Hall is located on Highway 16 in Section 25. The Town is governed by a three-member Town Board. Other key elected and appointed officials include the Town Treasurer, Town Clerk and Town Assessor.

The Town Hall is located in a portion of a former public school, which the Town currently shares with other educational functions. The Town “wing” of the building includes the Town Clerk’s office and a meeting room. The Town is also able utilize the gymnasium in the building for large public meetings.

The Town Hall meets the current needs of the Town and there are no plans for relocation or expansion.

5.1.2 Fire Protection

The Town of Pacific is served by the Portage Fire Department, which also serves the City of Portage and the Towns of Caledonia, Fort Winnebago, and Lewiston. The Portage Fire Department has a service area of a 170 square miles and a total population of 15,786 persons. The 2003 total annual budget was \$957,202

In 2003, the Portage Fire Department made 28 response calls in the Town of Pacific, four of which were for structure fires, five responses were for vehicle fires, and six for grass and brush fires.

The Portage Fire Department has 7 full-time personnel and approximately 20 paid-on-call volunteers. Equipment owned and operated by the Department includes three engine trucks, a hovercraft rescue boat, two rescue vehicles, two pumper trucks, a 100-foot ladder truck, four other vehicles, and a john boat.

There are pressurized water systems and fire hydrants at Saddle Ridge Estates and the Columbia Generating Station (Columbia Energy Center). In the rural areas, the Portage Fire Department relies on water transported to the fire scene by two 2,000 gallon tanker trucks. If additional water is needed tankers are called from other departments under the Columbia County Mutual Aid Agreement.

No major changes are anticipated to the organizational framework for fire protection in the Town of Pacific.

5.1.3 Emergency Medical Services

The Town of Pacific is served by the Emergency Department of Divine Savior Hospital located in Portage. The Emergency Department provides comprehensive, round-the-clock emergency services with integrated ambulance services. Divine Savior Hospital is located at 2817 New Pinery Ridge Road in Portage.

No major changes are anticipated in the organizational framework for emergency medical services in the Town of Pacific.

5.1.4. Law Enforcement and Sheriff Protection

The Town of Pacific is served by the Columbia County Sheriff's Department, which is a fully equipped comprehensive law enforcement agency providing state of the art law enforcement services. Divisions within the Sheriff's Office include Detectives, Dispatch and the Columbia County Jail. The Sheriff's Office also has several special teams, including the Dive Team, Emergency Response Team (ERT) and the K-9 Unit. Other programs offered by the Sheriff's Office include Crime Stoppers, D.A.R.E. Program, Drug Education and Enforcement, and Cannabis Enforcement and Suppression Effort (CEASE).

The Sheriff's Office is located at the County Courthouse in Portage.

No major changes are anticipated to the organizational framework for law enforcement services in the Town of Pacific.

5.1.5. Public Schools

Portage Community School District

The majority of Town is served by the Portage Community School District (PCSD). The PCSD has six elementary schools, one junior high school, one high school and one charter school. There are approximately 2,561 students enrolled in PCSD schools. The PCSD maintains a twelve-to-one staffing ratio.

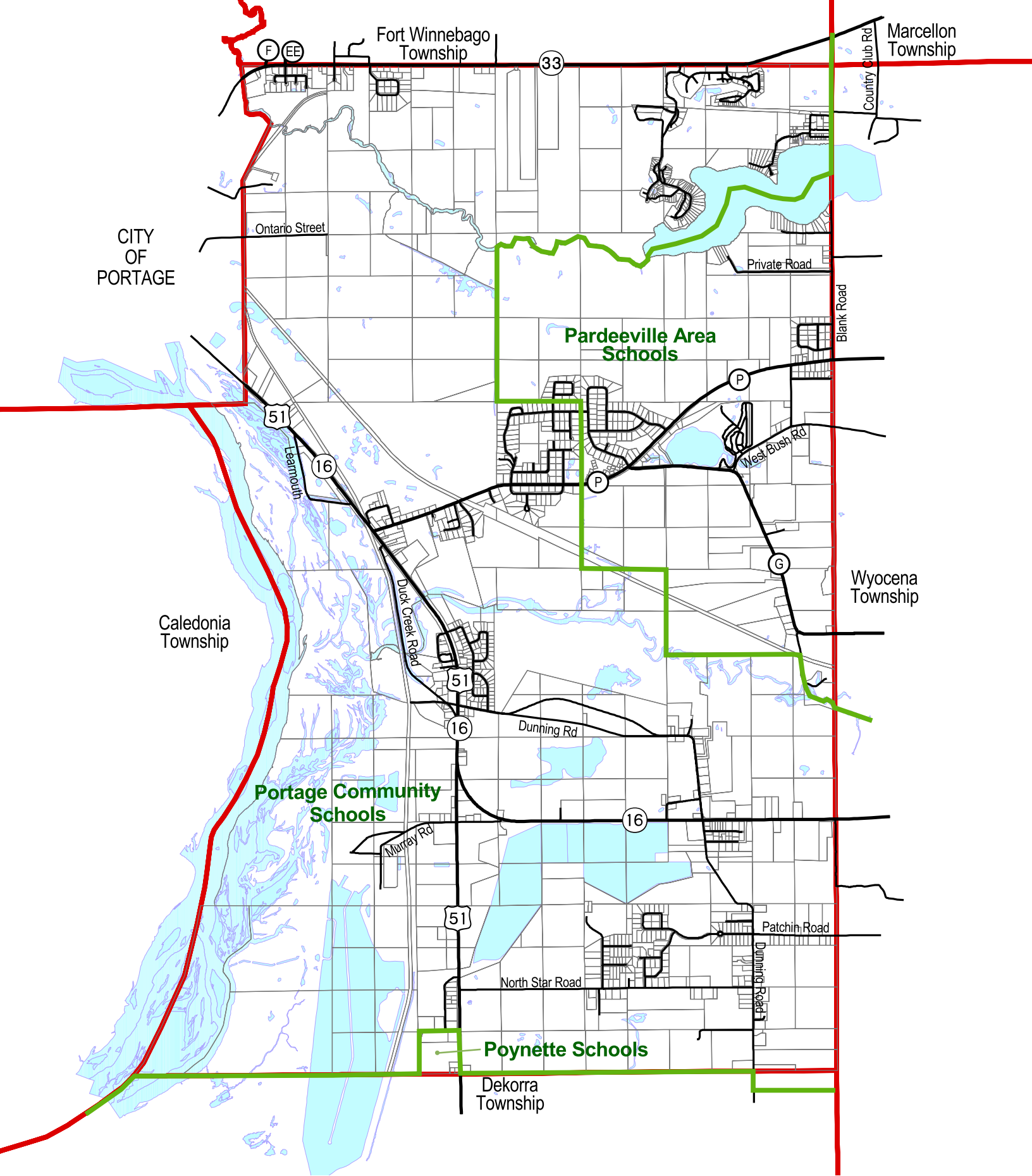
All of the public school students from the portions of PCSD within the Town of Pacific attend schools in Portage. Public school transportation is available to all students from the Town of Pacific in the PCSD.

Pardeeville Area School District

The eastern portion of the Town, south of Swan Creek and Swan Lake, is in the Pardeeville Area School District. The District has two elementary schools, a middle school and a high school located in the Village of Pardeeville. Total enrollment in the Pardeeville Area School District is approximately 926 students. Public school transportation is available to all students in the Pardeeville Area School District.

Poynette Schools

A very small area west of Highway 51 in southern end of the Town of Pacific is in the Poynette School District. Students in the portion of the Town of Pacific in the Poynette School District attend public schools in the Village of Poynette. The total Poynette School District enrollment is approximately 1,103 students.



**Town of Pacific
Comprehensive Plan
School District Boundaries**

May 17, 2004

Stockham Consulting
Madison, Wisconsin

Technical Schools, Colleges and Universities

Madison Area Technical College maintains a campus facility at 330 w. Collins Street in Portage.

There is also a system campus of the University of Wisconsin Baraboo – Sauk County located at 1006 Connie Road in Baraboo, which is located approximately 15 miles from the Town of Pacific.

The main campus of the University of Wisconsin is located at Madison, which is located approximately 40 miles from the Town of Pacific.

5.1.6. Park and Recreation Facilities

Public Parks

The Town of Pacific does not maintain a public park system. However, subdividers are required to either dedicate land for private parks and recreation facilities or pay a fee-in-lieu-of-land, which is used for the Town contribution to the Portage system or used for other public purposes.

The Town contributes annually to help support the Portage Park system. Parks in Portage available to residents of the Town of Pacific residents include:

- Pauquette Park
- Collipp-Worden park
- Blue Star Park
- Goodyear Park
- Lincoln Park
- Pine Meadow Park
- Riverside Park
- Sanborn Park
- Cattail Park
- Silver Lake Park
- Sunrise Park (The Gully)
- Sunset Park
- Woodridge Park
- Veterans Memorial Field

Swan Creek Wildlife Area

Wisconsin Department of Natural Resources (WDNR) manages and maintains the Swan Lake Wildlife Area, which is a 1,679 acres public conservancy area located in the north-central portion of the Town. Nearly all of the land is low wetland and wetland buffer areas along the headwaters of the Fox River. The main portion of the public conservancy is located north of Highway P between the highway and the Fox River. A second smaller unit is located south of Highway G and Lake George in the Duck Creek watershed.

There are several smaller tracts of WDNR land along the Wisconsin River bottom lands.

Public Boat Accesses

There is public boat landing to Lake George located off of Highway P and a public access landing to Swan Lake from South Shore Drive in the Town of Wyocena.

Columbia Generating Station (Columbia Energy Center) Lands

The consortium of companies that owns and manages the Columbia Generating Station (Columbia Energy Center) owns large tracts of lowland along the Wisconsin River and buffer lands around the power plant and Columbia Lake. There is limited public access to some of the land along the Wisconsin River and Columbia Lake for recreational purposes.

5.1.7. Public Library

Town of Pacific residents use the Portage Public Library located at 253 W. Edgewater Street in Portage. In addition to their collections of books, periodicals, audios, and videos, the Portage Public Library offers adult programs, children's programs, information services, interlibrary loan services, internet and word processor access, and outreach programs. The Portage Public Library is the contact point for the local adult literacy program.

5.1.8. Wastewater Treatment

Most of the Town of Pacific is served by private wastewater treatment. The only area within the Town receiving public sewage collection and wastewater treatment is Saddle Ridge which is served by a force main connected to the Portage sewerage system.

5.1.9 Water Supply Systems

Most of the Town of Pacific is served by private wells and water supply. The only areas with pressurized water systems are the Energy Columbia Generating Station (Columbia Energy Center) and Saddle Ridge.

5.1.10 Power and Communications Utilities

Electric and Natural Gas

Electrical and natural gas utilities are available from Alliant Energy.

Cable Connections

The Town of Pacific is served by CenturyTel.

Telephone Installation

Telephone installation services are offered by Verizon; although telephone users may receive service from a number of providers.

5.1.11 Waste Hauling and Recycling

Waste hauling and recycling is provided to individual homes and businesses on a contract basis. The Columbia County Recycling & Waste Processing Facility is located south of Highway 16 in the eastern part of the Town.

5.1.12 Health Care Facilities

The Town of Pacific is served by Divine Savior Health Care Center with hospital services, primary care, and specialty medical services located at the main campus in Portage.

Other clinics in the area include the Portage Clinic, UW Health and UW Special Services , University Community Clinic, and Poynette Family Practice Clinic.

5.1.13 Cemeteries

The primary cemetery in the Town is the Town of Pacific Cemetery located on Highway 51. The cemetery is owned and maintained by the Town. Other private and church-affiliated cemeteries are located in Portage, Poynette, and Pardeeville.

5.1.14 Day Care Facilities

Licensed child-care services are available in Portage, Poynette and Pardeeville.

5.2 UTILITIES AND COMMUNITY FACILITIES GOALS, OBJECTIVES, POLICIES, AND ACTIONS

5.2.1 Community Facilities and Services Goals:

Provide efficient and cost effective services for a predominantly rural population.

5.2.2. Community Facilities and Services Objectives:

- CFSO-1 Maintain low development densities that will not place the Town in the position of needing to provide public water or sanitary sewer services that would place a financial burden on the Town or the tax payers.
- CFSO-2 Encourage the provision of private or association-owned and managed parks and trails within residential subdivisions that will provide safe and effective recreation areas for residents.
- CFSO-3 Maintain the current Town Hall as the Town's primary governmental administrative facility.
- CSFO -4 Where feasible and cost-effective, cooperate with adjoining units of government to provide shared community or regional facilities.

5.2.3. Community Facilities and Services Policies:

- CFSP-1 Require all residential subdividers to provide private or association-owned and managed park and pedestrian facilities within new subdivisions in the Town.
- CFSP-2 Require all applicants for land divisions to provide documentation indicating that adequate private water facilities and septic facilities, including both a primary site and a secondary or back-up septic system site, are available for each lot.

-
- CFSP-3 Require subdividers of all residential subdivisions to provide letters from the Portage Fire Department and Divine Savior indicating that there is adequate access in the proposed subdivision for public safety vehicles.
- CFSP-4 Require all residential subdividers to provide safe and efficient pedestrian and bicycle access between residential lots and nearby parks and recreation areas and school bus pick-up sites.

5.2.4. Community Facilities and Services Implementation Actions:

- CFSA-1 Review and update the Town Land Division and Subdivision Ordinance with respect to park land dedications and fee-in-lieu-of land requirements and requirements related to other public facilities.

ELEMENT 6

TRANSPORTATION

6.1 PROFILE OF TRANSPORTATION FACILITIES

6.1.1 PUBLIC HIGHWAYS AND STREETS

The Town of Pacific is served by a network of State and Federal trunk highways, Columbia County trunk highways, and Town of Pacific roads. Some individual residences are served by privately-owned and privately-maintained roads.

State and Federal Trunk Highways

The major Federal highway serving the Town is U.S. Highway 51 which is a north-south regional arterial highway that connects Portage to the Madison area. Highway 51 generally parallels I-39 and I-90/I-94 and carries primarily local traffic between the communities. For most of its length between Madison and Portage, Highway 51 has been improved to a four-lane road. Ultimately the road is expected to be improved to four-lanes for its entire length through the Town of Pacific. Traffic volumes on Highway 51 in the Town of Pacific range from 12,300 Average Daily Traffic (ADT) north of CTH P to 5,700 ADT south of Highway 16.

The two State highways in the Town of Pacific are Highway 33, which is an east-west arterial connecting Portage with communities both to the east and west, and Highway 16 which is an east-west arterial connecting Portage and Columbus. Both of these roads carry primarily local traffic between communities. Both Highway 16 and 33 are two-lane facilities with additional turning lanes at key intersections. Traffic volumes on Highway 33 range from approximately 5,500 ADT east of Portage to 4,400 ADT east of Saddle Ridge. Traffic volumes on Highway 16 range from 3,900 ADT east of Highway 51 to 3,200 ADT west of Wyocena.

Columbia County Highways

The two primary Columbia County trunk highways in the Town of Pacific are County Trunk (CTH) P, which extends from Highway 51 east to Pardeeville and Cambria, and CTH G, which extends from its intersection with CTH P eastward to Wyocena.

Both CTH P and G are two-lane roads with limited additional turn lanes at key intersections. The traffic volume on CTH P is approximately 2,300 ADT west of the CTH G intersection. The traffic volume on CTH G is approximately 930 ADT west of Wyocena.

County highways are maintained and plowed by Columbia County.

Town Roads

The Town of Pacific maintains a system of Town roads that consist of older rural farm roads and newer subdivision roads. The subdivision roads are financed and constructed by subdividers. Road improvements are required as part of the subdivision process.

The design standards for most local streets in subdivisions are a 22-foot pavement width for rural sections and 36-foot pavement width for urban sections within a 66-foot roadway. Local streets that are designated as collector streets are required to provide 24-foot pavement widths for rural sections and 40-foot pavement widths for urban sections within a 66-foot right-of-way.

The designation of local and collector streets is generally done through the subdivision review and approval process.

Once public roads are approved and accepted by the Town, they are maintained and snow-plowed by the Town.

Private Roads

There are a few private drives and roads in the Town serving individual residences. Current Town ordinances prohibit new private roads, except within Planned Residential Developments where there are enforceable maintenance agreements.

6.1.2. Bicycle and Pedestrian Facilities

The Town has no formal bicycle or pedestrian facilities that are owned or maintained by the Town. However, subdividers may be required by the Town to provide private pathways and trails. These private facilities are generally maintained and managed by a property owner association.

Highway 51 north of Highway P has a paved shoulder designed for bicycle use; however, high traffic volumes and numerous driveway entrances limit the usefulness of this facility. The Wisconsin State Bike Map designates Highway G and Highway 16 as “moderate conditions” for bicycling. Highway P is rated as “not recommended” for bicycle use.

The best bicycle and pedestrian routes in the Town are generally the low traffic volume Town roads. Columbia County has designated Dunning Road as part of a “recommended” bicycle route through the area.

6.1.3. Rail Transportation

Freight Rail

Two high volume rail lines bisect the Town of Pacific.

The north-south line carries coal to the Columbia Generating Station (Columbia Energy Center) and mineral resources from the Unimin site, as well other materials to and from industries in Portage and other communities. The north-south line extends southward to the Madison area.

The east-west line connects Portage and communities to the north and west with the Milwaukee area.

Passenger Rail

Amtrak passenger trains cross through the Town of Pacific on the east-west line. The nearest Amtrak passenger rails stops are located in Columbus and Wisconsin Dells.

Both rail lines through the Town offer the potential for more future passenger rail connections. However, in the near-term there are no plans to provide direct passenger service to the area.

6.1.4. Air Transportation

The Town of Pacific is served by commercial air service to the Dane County Airport, which is located approximately 30 miles south of the Town.

General aviation services are available at the Portage Airport.

6.2 TRANSPORTATION GOALS, OBJECTIVES, POLICIES, AND ACTIONS

6.2.1 Transportation Goal:

Provide safe and efficient vehicular, rail, bicycle and pedestrian transportation facilities in the Town.

6.2.2. Transportation Objectives:

- TO-1 Maintain adequate capacity on all highways and roadways in the Town to provide safe and efficient movement of traffic
- TO-2 Control traffic volumes on Town roads so that residents of existing and planned developments can travel safely and efficiently to the County, State and Federal Trunk system highways.
- TO-3 Provide safe and efficient facilities for pedestrians and bicyclists.
- TO-4 Provide street connections and linkages between adjoining areas that are potentially developable.
- TO-5 Preserve the safety and efficiency of the rail corridors through the Town of Pacific.
- TO-6 Provide safe railroad crossings on all public highways and roadways.

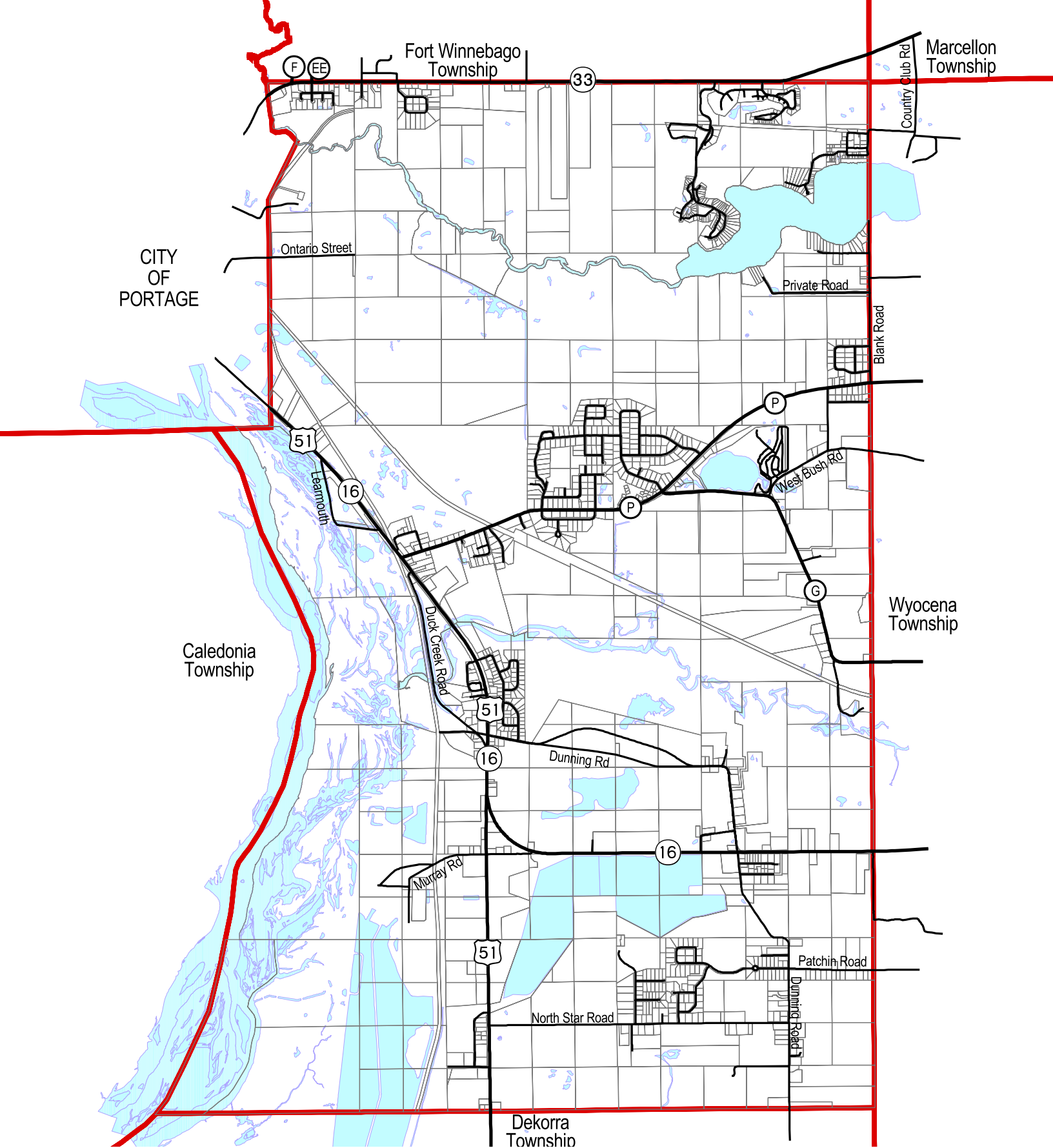
6.2.3. Transportation Policies:

- TP-1 Require all residential subdividers to provide connecting roads or dedicate public rights-of-way stubs for future roads to adjoining land suitable for future development.
- TP-2 Require residential plat subdividers to provide a Traffic Impact Analysis for all subdivision plats with over 20 dwelling units.

-
- TP-3 Request Columbia County Highways to review all proposed residential subdivision plats with respect to the capacity of the existing County Trunk Highways to safely and efficiently carry projected traffic.
- TP-4 Require all residential subdividers to provide safe and efficient pedestrian and bicycle access between residential lots and nearby parks and recreation areas and school bus pick-up sites.

6.2.4. Transportation Implementation Actions:

- TA-1 Request the Columbia County Highway Department to provide bicycle lanes on CTH P between USH 51 Blank Road
- TA-2 Request the Columbia County Highway Department to provide turning / passing lanes pm CTH Pat Wolfgram Road and Blank Road.
- TA-3 Coordinate with the Town of Wyocena to prepare a long-range plan for improving and maintaining Blank Road.
- TA-4 Request the Columbia County Highway Department to provide railroad crossing improvements at the railroad crossing on CTH P.
- TA-5 Request the Wisconsin Department of Transportation to provide turning / passing lanes at STH 16 and Dunning Road South and to investigate turning movements and traffic flow at the intersection of USH 51 and CTH P.
- TA-6 Conduct an annual inspection of Town roads.



**Transportation Plan
Town of Pacific**

October 15, 2004



ELEMENT 7

INTERGOVERNMENTAL COOPERATION

7.1 PROFILE OF EXISTING INTERGOVERNMENTAL COOPERATION

The Town of Pacific has a long and successful history of intergovernmental cooperation with neighboring jurisdictions with respect to participating in regional service agreements for fire protection, EMS, and park and recreation services.

The Town of Pacific also maintains regular coordination with Columbia County for planning, mapping and zoning services. The Town also coordinates with Columbia County for improvements related to the Columbia County trunk highways and law enforcement through the Columbia County Sheriff's Office.

7.2 INTERGOVERNMENTAL COOPERATION GOALS, OBJECTIVES, POLICIES, AND ACTIONS

7.2.1 Intergovernmental Cooperation Goal:

Continue to maintain effective coordination with Columbia County, adjoining municipalities, school districts, and other Federal, State and local units of governments and agencies.

7.2.2. Intergovernmental Cooperation Objectives:

- ICO-1 Coordinate with Columbia County Highway Department with respect to highway improvements and potential impacts of land use decisions on transportation facilities.
- ICO-2 Coordinate with the Town of Wyocena and other adjoining municipalities to provide and maintain street and stormwater improvements on lands adjacent to the Town of Pacific.
- ICO-3 Seek a long-term boundary agreement with the City of Portage that will stabilize municipal boundaries and preserve tax base and financial resources of the Town of Pacific.
- ICO-4 Continue to seek the most efficient and cost-effective means of providing needed public services through regional cooperation.
- ICO-5 Continue participating in long-range land use planning and zoning administration with Columbia County

7.2.3. Intergovernmental Cooperation Policies:

- ICP-1 Request review comments from all regional service providers for all subdivision plats and major land developments in the Town of Pacific

- ICP-2 Coordinate with the Columbia County Highway Department and Wisconsin Department of Transportation to identify the existing and planned capacity of the County and State highways.
- ICP-3 Continue to participate in Columbia County Zoning
- ICP-4 Continue to participate with other Town governments and the City of Portage in receiving fire protection services through the Portage Fire Department.
- ICP-5 Continue to coordinate with the City of Portage with respect to participating in regional park and recreation and library programs.
- ICP-6 Participate with Columbia County and local governments in the County in long-range land use planning.

7.2.4. Intergovernmental Cooperation Implementation Actions:

- ICA-1 Request the Columbia County Highway Department and Wisconsin Department of Transportation to evaluate the capacity of County and State roads in the Town of Pacific.
- ICA-2 Periodically have joint Town Board meetings with adjoining towns and the City of Portage to review and discuss public services and facilities , stormwater management, and potential developments.
- ICA-3 Participate in the Columbia County "Smart Growth" Comprehensive Plan based on the plans and policies established through the Town of Pacific "Smart Growth" planning process.

ELEMENT 8

LAND USE

8.1 EXISTING LAND USE ANALYSIS

8.1 Existing Land Uses

The Town of Pacific is a predominantly rural town. Over one-half of the land area of the Town consists of undevelopable floodplain and wetlands. In general, the large blocks of potentially developable areas are separated by extensive low conservancy lands and upland open spaces. This mix of open space and rural subdivisions contributes to the rural character that residents of the Town of Pacific favor.

While significant portions of Town are in open space, the Town does not have a significant number of working farms that provide the primary source of livelihood for owners or operators. Most of the farmland in the Town is in pasture or is leased crop land. Most of the productive farmlands are located in eastern and southeastern sections of the Town.

There is a significant area in Sections 20 and 23 utilized for mineral extraction. The primary operator in the Town is Unimin Corporation, which operates -large processing plant located on Highway 51.

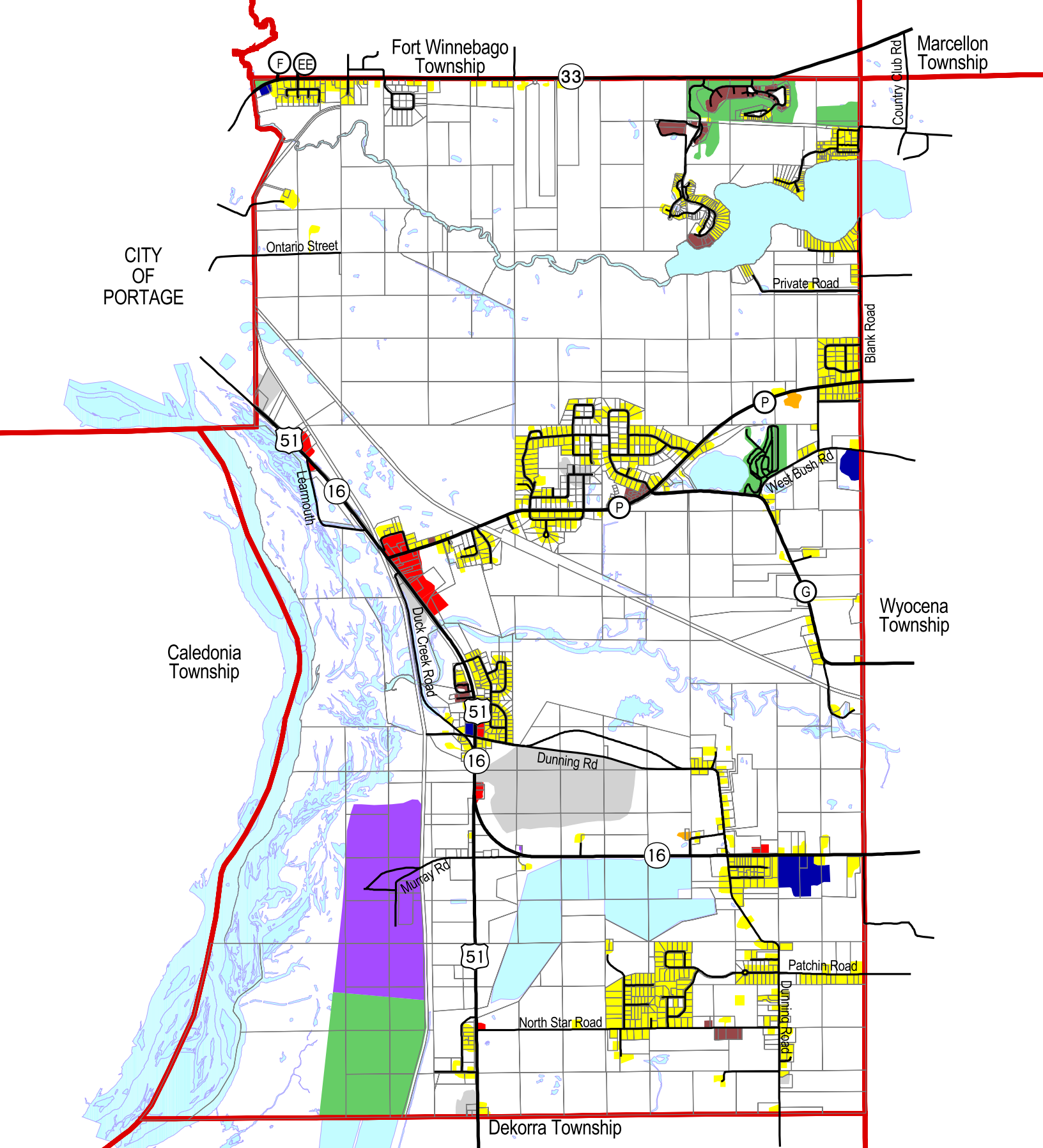
Nearly all of the commercial development, other than home-occupations, is located along the Highway 51 corridor. The greatest concentration of development is in the vicinity of the Highway 51 and CTH P intersection, which functions as the "town business center."

Large expanses of land around the Columbia Generating Station (Columbia Energy Center) are maintained as permanent buffer land. There are also large expanses of open land around the mineral resource extraction sites in the south-central part of the Town.

Table 8.A
Existing Land Use Inventory

Source: Based on Columbia County Land Use Inventory, 2000

Existing Land Use:	Acres
Single Family Residential	1,264
Condominium and Multi Family Residential	222
Farm Residential	6
Commercial	110
Recreational	2,173
Industrial and Resource Extraction	496
Utilities and Transportation	334
Institutional and Public Uses	164



Town of Pacific Existing Land Use

June 2, 2004

- Single Family Residential
- Multi Family Residential
- Farm Residential
- Industrial

- Institutional/Public
- Commercial
- Utilities
- Recreational



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8.2 PROJECTED DEMAND AND SUPPLY OF LAND FOR RESIDENTIAL DEVELOPMENT

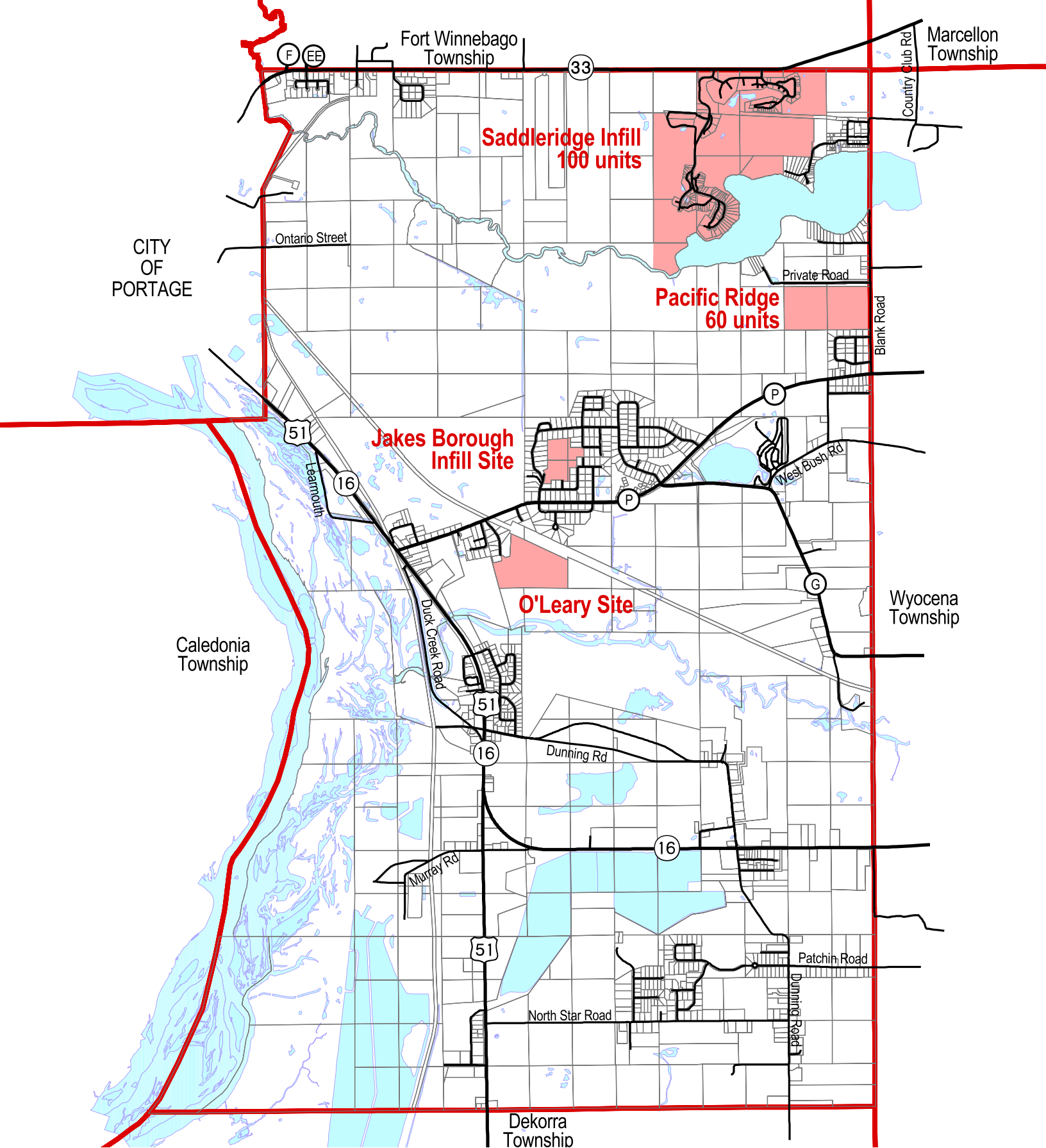
The Town of Pacific has established goals, objectives, and policies intended to reduce the rate of population growth and housing construction from the high rates of development experienced over the past two decades, during which time the population increased an average of between 4 and 5 percent per year. Through a policy of managed growth, the Town expects to maintain a rate comparable to the overall projected rate of growth for Columbia County, as a whole, which is less than 1 percent population growth per year. In terms of housing construction this rate of new development is equal to an average of between 7 and 8 new housing units per year, based on an average of 2.50 persons per household. It is anticipated that nearly all of the new housing in the Town of Pacific will be detached single family homes, except for limited attached unit housing Saddle Ridge. Over the 20-year planning period, the total targeted demand for new housing will be between 140 and 160 new units.

There are approximately 20 lots currently available in the Town in previously platted subdivisions. In addition there are an additional 100 units of housing planned within Saddle Ridge. The Town Plan Commission has conceptually approved an additional 60 lots for single-family homes in Pacific Ridge, which is expected to begin development in 2005. The other two areas zoned for future residential development are adjacent to Jake's Borough and the O'Leary property. These areas potentially provide sites for approximately 240 housing units, which exceeds the projected demand for the next 20 years.

Table 8.2.A. identifies residential expansion areas which are expected to accommodate the demand of new housing development over the next 20 years.

Table 8.2.A.
Residential Expansion Sites

Site	Estimated Developable Acres	Projected Housing Units
<i>Approved Plats</i>		
Existing Subdivision Infill	N.A.	20
Pacific Ridge Subdivision	80	60
Saddle Ridge Expansion	N.A.	100
<i>Additional Zoned Land</i>		
Jake's Borough Addition	40	30
O'Leary Property	40	30
TOTALS		240 Units



Residential Expansion Sites Town of Pacific

October 14, 2004



Stockham Consulting
Madison, Wisconsin

8.3 LAND USE GOALS, OBJECTIVES, POLICIES, AND ACTIONS

8.3.1 Land Use Goal:

Manage land uses in and around the Town of Pacific in a manner that preserves and protects natural resources, creates a strong coherent community, does not overburden roadways or create a demand for costly or inefficient public infrastructure or services.

8.3.2. Land Use Objectives:

- LUO-1 Preserve the rural character and appearance of the Town.
- LUO-2 Reduce the rate of residential development in the Town of Pacific to a level roughly matching growth rates for Columbia County, as a whole.
- LUO-3 Develop residential subdivisions only on sites that are environmentally suitable for development.
- LUO-4 Encourage new housing areas to be sited near existing developments
- LUO-5 Preserve environmentally sensitive wetlands and floodplains as permanent conservancy areas.
- LUO-6 Preserve farms and prime agricultural soils.
- LUO-7 Improve the Highway 51 corridor in a manner that enhances the tax base and appearance of the Town.
- LUO-8 Discourage "sprawl" or "strip" commercial development along the Highway 51 corridor and other highway corridors in the Town.

8.3.3. Land Use Policies:

Residential Area Land Use Policies

- LUP-1 Permit new residential subdivisions only within land designated as Residential Expansion Sites as shown in the Residential Expansion Site Map and the Recommended Land Use Plan.
- LUP-2 Require a minimum lot size of 40,000 square feet for newly created residential lots in Subdivision Plats.
- LUP-3 Require a minimum lot size of 10 acres for newly created residential lots created by Certified Survey Map.
- LUP-4 Do not approve expansion of the Residential District or additional rezoning of land to the Single Family or Multiple Family Zoning District (*Columbia County Zoning Ordinance*) that would likely result in exceeding the target development goal of an average of 7 to 8 dwelling units per year. The current supply of land planned and zoned for residential used is expected to meet the targeted demand for housing sites for the next 20 years.

- LUP-5 Allow new multiple family dwelling units only in the Multiple Family Residential Zoning District or in a Planned Unit Residential Overlay District (*Columbia County Zoning Ordinance*).
- LUP-6 Require developers of residential lots by either Subdivision Plat or Certified Survey Maps to provide the Town with an overall master plan for the long-range land use of all contiguous lands under the same ownership. Such plans must indicate future roadways and stormwater facilities to serve planned future development.

Rural Preservation Area Policies

- LUP-8 Maintain a density of one dwelling unit per 35-acres for all new lots created in the Rural Preservation Area as shown on the Recommended Land Use Plan.

Recreation Area Policies

- LUP-10 Allow limited recreation-related development, such as golf courses and hunting clubs that do not include permanent or seasonal residences and will not adversely impact Town residents.
- LUP-11 Prohibit further campground or seasonal housing developments that would contribute more seasonal or permanent residents to the Town.

Note: Existing campgrounds with permits for expansion may be allowed to build-out facilities pursuant to permits issued by Columbia County that are currently in place.

- LUP-12 Require a minimum lot size of 40,000 square feet for newly created residential lots in Subdivision Plats in Recreational Areas, unless the lots are within approved as Planned Unit Developments
- LUP-12 Require a minimum lot size of 10 acres for newly created residential lots created by Certified Survey Map in Recreational Areas.

Commercial Area Policies

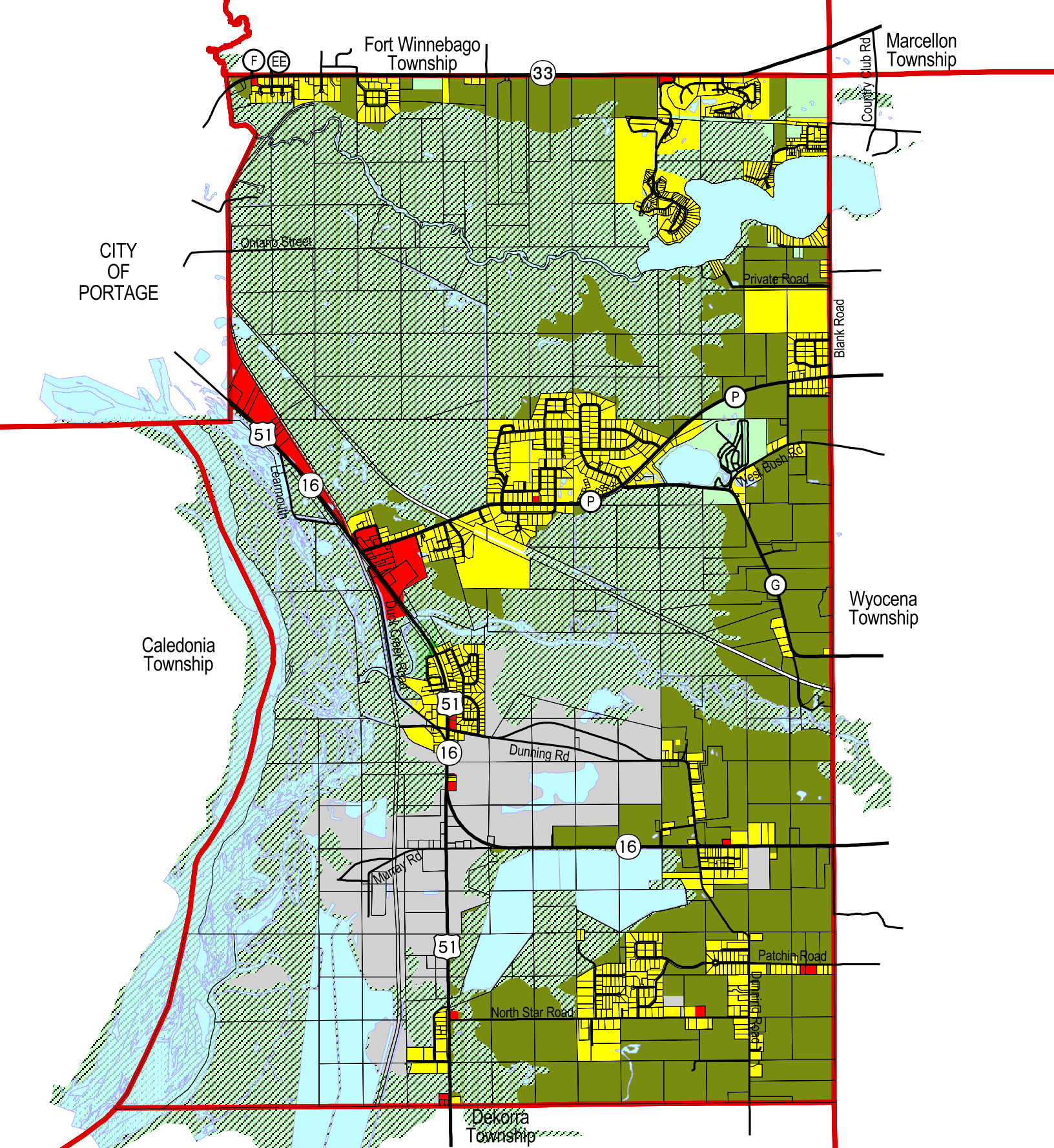
- LUP-13 Develop a Town commercial center in the vicinity of the intersection of U.S. Highway 51 and CTH P.
- LUP-14 Encourage infill and redevelopment on existing parcels zoned Commercial, particularly in along the U.S. Highway 51 corridor in the vicinity of the CTH P intersection.
- LUP-15 Work with WDNR and COE to update floodplain boundaries and investigate methods to reduce or eliminate floodplain conditions on existing commercial properties
- LUP-16 Coordinate with property owners and government agencies to mitigate contaminated commercial sites.
- LUP-17 Clean-up blighted and/or unsightly commercial sites through strict enforcement of building, nuisance, and zoning regulations

Industrial, Utility, and Resource Extraction Area Policies

- LUP-18 Maintain the Columbia Generating Station (Columbia Energy Center) in the Town of Pacific
- LUP-19 Request Columbia County to amend the Columbia County Zoning Ordinance to classify all new uses in the Industrial District as Conditional Uses subject to Public Hearings and Town review and approval.
- LUP-20 Require all mineral extraction operations to file reclamation plans with the Town describing the plans and schedule for closure and site reclamation.

8.3.4. Land Use Implementation Actions:

- LUA-1 Amend the Town Ordinances to reflect the goals, objectives and policies of the Town's "Smart Growth" Comprehensive Plan."
- LUA-2 Meet with Columbia County Planning and Zoning Department to discuss coordination of Columbia County Zoning Ordinance and Zoning Map with the goals, objectives and policies of the Town's "Smart Growth" Comprehensive Plan.
- LUA-3 Investigate the adoption of a Town Nonmetallic Mining Reclamation Ordinances based on the Model Ordinances published by WDNR pursuant to NR 135.35 of the Wisconsin Administrative Codes.



- Residential
- Commercial
- Conservancy
- Rural Preservation
- Industrial, Utility, and Resource Extraction
- Recreational

Land Use Plan Town of Pacific

Septmeber 21, 2004



Stockham Consulting
Madison, Wisconsin

ELEMENT 9 IMPLEMENTATION

9.1 EXISTING IMPLEMENTATION TOOLS AND TECHNIQUES

The Town of Pacific currently participates with Columbia County on zoning and long-range land use planning. The Town also relies on the Columbia County Department of Land Information for resource mapping and other GIS services.

The Town has local ordinances regulating subdivision plats and land divisions, stormwater management, erosion control, and driveway permitting.

Todate, the Town has not adopted pro-active economic development policies to improve or revitalize the business district along Highway 51.

9.2. PROPOSED IMPLEMENTATION MEASURES

9.2.1. Land Use and Zoning

The Town expects to continue its current organizational structure with respect to land use planning, growth management, and intergovernmental coordination; however, the Town expects to reduce the rate of development by implementing growth management strategies recommended in this plan.

Recent subdivision review processes have set a precedent for higher development standards. The Town anticipates continuing to seek higher quality and higher tax base development that will incorporate measures to protect the environment. The Town expects new subdivisions to create neighborhoods of lasting value. Under current regulations, subdividers are expected to provide for association-owned and managed open spaces, trails and recreational facilities within new developments.

The Town will conduct a comprehensive review of its current ordinances related to development to assure consistency between the Town's Comprehensive Plan and its implementation ordinances.

The Town requests Columbia County to update the County Zoning Ordinance and Zoning Map to be consistent with the policies and maps in this document and to incorporate the goals, objectives, and policies of the Town of Pacific Comprehensive Plan into the scheduled Columbia County "Smart Growth" Comprehensive Plan.

9.2.2. Public Improvement Financing

The Town will investigate the use of Special Assessment Districts to finance future improvements to public roads and facilities that are necessitated by new developments.

9.2.3. Economic Development

The Town will investigate more pro-active implementation of economic development goals and objectives to improve the tax base, appearance and business environment along the Highway 51 corridor. Some of the tools and techniques the Town may consider in this area include:

- Tax Incremental Financing
- Redevelopment Districts
- Industrial Revenue Bonding
- Business Improvement District
- Brownfield Grants

The Town also expects to coordinate with the U.S. Army Corps of Engineers and Wisconsin Department of Natural Resources to provide flood protection that will enable business and property owners along Highway 51 to get private financing for redevelopment.

The Town will also continue to coordinate with property owners and the Wisconsin Department of Natural Resources to mitigate and remediate contaminated sites, as needed, to enable the redevelopment and reinvestment in commercial properties along the Highway 51 corridor.

9.3. MONITORING PLAN IMPLEMENTATION

One of the key goals of Wisconsin's Comprehensive Planning Law is assuring that the various techniques and tools for implementing are integrated and that there is a coherent and consistent approach to implementation. To achieve this goal the Town should establish an annual review of implementation actions relative to Comprehensive Plan implementation.

The Town Planner should prepare an Annual Comprehensive Plan Implementation Report for the Town Board summarizing the key implementation actions of the Town and their relationship to the Comprehensive Plan. The Annual Comprehensive Plan Implementation Report should address specific actions that have been undertaken to implement the goals and policies listed in the Comprehensive Plan. The Annual Report should be organized following the nine statutory elements identified in Wisconsin's Comprehensive Planning Law.

9.4. AMENDING THE COMPREHENSIVE PLAN

The Comprehensive Plan can be amended at any time by the Town Board following the procedures in Wisconsin Statutes ss 66.1001(4). Amendments may be needed for a variety of reasons including:

- Changes in Town goals and policies
- Issues presented by private development proposals
- Changes in Town programs and services
- Intergovernmental agreements with respect to public services or facilities

The Town Planner's Annual Report should address the need for amendments or changes in the Comprehensive Plan. Any proposed amendments should be submitted to the Plan Commission for their review and advice before being forwarded to the Town Board for formal action.

The Comprehensive Plan should be formally reviewed and updated every five years. The formal review and updating should be conducted by the Plan Commission with final approval by the Town Board.

APPENDIX A

PUBLIC PARTICIPATION PLAN

TOWN OF PACIFIC

COMPREHENSIVE PLANNING PROJECT

Wisconsin's Smart Growth and Comprehensive Planning Law - Wisconsin Statutes ss 66.1001(4)(a) requires public participation throughout the comprehensive planning process. The law states:

"The governing body of a local governmental unit shall adopt written procedures that are designated to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide for a wide distribution of proposed, alternative, or amended elements of a comprehensive plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments."

In order to be responsive to the law, the Town of Pacific adopts the written public participation guidelines contained within this document.

The public participation process will utilize a variety of methods to involve citizens at differing levels - from passive to active.

- **Public awareness** will be increased through the use of direct mail, news releases, as well as displays and exhibits to be used to build awareness of the comprehensive planning process and opportunities to participate. All meetings will be posted as public meetings and advertised in the official publication of the Town.
- **Public education** will provide citizens with balanced and objective information to assist them in understanding issues and alternatives for addressing them. Visioning sessions, focus groups and open public meetings will aid in providing this type of education.
- **Public Input** is an important part of participatory efforts. Public feedback through a survey, focus groups, an open house, visioning session, and public meetings will be critical in assessing needs and providing input on alternatives developed to address them.
- **Public interaction** provides a higher level of participation. Through a community vision process, public concerns and issues are directly reflected in the alternatives developed to address them, and feedback is given on how the input affects decision -making.
- **Public partnership** is the highest level of participation. Decision making authority is placed in the hands of elected and appointed officials, with a promise to work to implement decisions based on community input.

As part of the Comprehensive Planning process, the Town of Pacific will undertake the following specific programs and actions aimed at increasing public participation.

1. Smart Growth Plan Committee – The Town Board will appoint a Smart Growth Plan

Committee to work with the consultant engaged by the Town for the preparation of the Town of Pacific "Smart Growth" Comprehensive Plan. All meetings of the Smart Growth Plan Committee will be posted and open to the public. There will be a public comment period at the beginning of each meeting of the Committee.

2. Public Visioning Session – The Town Smart Growth Plan Committee will sponsor a community visioning session at which members of the public will be provided opportunities to contribute ideas into the planning process.
3. Focus Groups and Interviews – The consultants preparing the Town of Pacific Comprehensive Plan will conduct interviews or focus groups with key individuals and groups in the community.
4. Status Reports – Status reports on the plan process and progress will be provided by the Town of Pacific and will be made available to the public at the Town Hall and through the Town Clerk.
5. Public Hearing – The draft plan will be presented to the public in a draft format at a scheduled Public Hearing. The hearing will be advertised and posted through the Town's official newspaper and other media utilized by the Town.
6. Summary Plan – A summary version of the draft plan will be printed and made available to any resident or property owner in the Town prior to the Public Hearing at the Town Hall or through the Town Clerk.
7. Web posting – Copies of the draft plan and the final adopted plan will be made available in digital format to Columbia County for posting on the County's web page.

APPENDIX B

SUMMARY REPORT

SMART GROWTH VISIONING WORKSHOP

APRIL 20, 2004

TOWN HALL – W7530 Highway 16

The Town of Pacific sponsored a Smart Growth Visioning Workshop from 5:30 to 7:30 PM, April 20, 2004 at the Town Hall at W7530 Highway 16. The workshop was part of the Town of Pacific Comprehensive Planning Project that the Town started several months ago. Approximately 40 persons attended the workshop.

During the workshop there was a facilitated discussion on the following questions:

1. What do you believe are the greatest assets to living in the Town of Pacific?
2. What are the greatest challenges facing the Town of Pacific over the next 10 years?
3. What actions do you believe Town officials should take to manage growth and development in the Town of Pacific?

At the end of the workshops attendees were asked to prioritize responses to the three questions. The following are the comments made by audience members. The numbers in parenthesis indicate the relative priority placed on each response. The highest number indicates the highest priority.

1. What do you believe are the greatest assets to living in the Town of Pacific?

- a. Rural character – but good access to larger communities (12)
- b. Environmental resources and natural areas (12)
- c. Low taxes (11)
- d. Availability of outdoor recreational activities such as hunting and fishing (2)
- e. Friendly people
- f. Good roads
- g. Beautiful countryside

2. What are the greatest challenges facing the Town of Pacific over the next 10 years?

- a. Managing / controlling growth and development (8)

- b. Enforcing existing building and nuisance codes (8)
- c. Maintaining adequate public services (5)
- d. Improving commercial development along Highway 51 (5)
- e. Protecting groundwater resources (4)
- f. Constructing bicycle-friendly roads (3)
- g. Minimizing the number and size of rezonings from open space to development (2)
- h. Planning around environmental areas to protect the resources (1)
- i. Providing pedestrian access (1)
- j. Loss of State and Federal financial assistance (1)
- k. Minimizing the needs for public water and sanitary services (1)
- l. Retaining Town status (1)
- m. Implementing plans (1)
- n. Limited size of the market is unable to support retail businesses
- o. Multiple school districts and maintaining sufficient population and tax base to support smaller districts
- p. Lack of industrial base
- q. Keeping property taxes low
- r. Public safety
- s. Traffic
- t. Planning for more home businesses
- u. Protecting air quality

3. What actions do you believe Town officials should take to manage growth and development in the Town of Pacific?

- a. Consider the "best use" of the land in making decisions related to land use and development (10)
- b. Clean-up contaminated sites (brownfields) and blighted properties along Highway 51 (7)
- c. Improve communications between Town officials and the public (5)

- d. Support regional public facilities and services in the Portage area (5)
- e. Pre-establish zoning so that landowners and the public have predictability regarding future land uses (4)
- f. Establish two-way communications with the public so that the public has a good way to provide input to the Town Board and Committees, as well as learn about Town policies and regulations (2)
- g. Utilize the Town's web page for improved communication (1)
- h. Adopt the 1 dwelling unit per 35 acre development rule that allows smaller lots (1 to 5 acres) but requires permanently conserving 35 acres for each new lot through deed restrictions

Note: This is a policy followed by several other Columbia County towns and Jefferson County

- i. Require larger lots, rather than provide public parks, so that children can play in their own yards and the Town does not need to provide park and recreation services
- j. Require subdividers to provide private parks in new subdivisions that are managed by homeowners associations and not by Town government
- k. Establish regulations for multi-family housing
- l. Establish policies on assisted housing, such as Section 8 Program housing

Other Comments

The following additional comments were provided in written communications and individual discussions with the facilitator:

- a. Clarify floodplain mapping along the Highway 51 corridor. Support levee improvements and/or changes in floodplain mapping to remove commercial properties from the floodplain
- b. Clear and/or clean-up blighted properties along Highway 51
- c. Provide assistance to property owners to get financing for redevelopment along the Highway 51 corridor
- d. Support regional passenger and commuter rail service
- e. Require property owners, particularly along Highway 51, to clean-up their sites and buildings so that they do not appear like a "dump"
- f. Prevent contamination of the groundwater from the dumps and recycling facilities